

FREEHOLD



House - Terraced (EPC Rating: C)

**40 High Street, Arlesey, Beds, SG15 6SL**

**Guide Price**

**£265,000**



First Step



# 2 Bedroom House - Terraced located in Arlesey

CHAIN FREE... IDEAL FIRST HOME... Modern Fitted Kitchen/Diner... Light Lounge... 2 DOUBLE Bedrooms... COURTYARD Garden... Off Road Parking for 1 vehicle...

CHAIN FREE..

IDEAL FIRST PURCHASE...

The ground floor consists of a light living room, modern fitted kitchen/diner and internal lobby area.

On the first floor are 2 double bedrooms and bathroom.

Externally is a rear courtyard with off road parking for 1 vehicle.

## GROUND FLOOR

### INTERNAL LOBBY:

UPVC half glazed door leading into lobby area. Wood effect work top with under counter space for washing machine. Vinyl flooring, wall mounted ideal boiler & consumer unit.

### KITCHEN/DINER:

14'10" x 11'7"

Double glazed window to rear aspect. Fitted kitchen with a range of gloss wall and base units in cream with wood effect work surfaces. Stainless steel sink. Integrated oven with extractor and 4-ring electric hob and integral microwave and dishwasher. Space for fridge freezer. Vinyl flooring. Stairs leading to first floor with door leading to:

### LIVING ROOM:

14'10" x 10'10"

UPVC half glazed front door to front aspect leading to lounge. Double glazed window to front aspect, fitted with venetian blind. Inset chimney breast. Carpet, TV point.

## FIRST FLOOR

### LANDING:

Carpet, loft access. Doors leading to:

### BEDROOM 1:

11'9" x 10'0"

Double glazed window to rear aspect with vertical blind. Carpet, TV point. Door to over stair storage cupboard with shelf and rail.

### BEDROOM 2:

14'5" x 7'2"

Double glazed window to front aspect fitted with venetian blind. Carpet.

### BATHROOM:

White suite comprising: wc, pedestal wash hand basin and 'P' shaped panelled bath. Fully tiled, vinyl flooring, extractor. Wall mirror with shaver point and lights.

## EXTERNAL

### FRONT ASPECT:

Paved pathway leading to front door with shingle garden area.

### REAR ASPECT:

Small courtyard garden, patio. light, outside tap.

### PARKING:

Off road parking for 1 vehicle to the rear of the property.

### Additional Material Information

EPC: Rating C

Council Tax: Band B

Freehold



Mains electric, gas and water  
Traditional brick construction  
Full Gas Central Heating  
Fully insulated walls  
Damp proof course

**LOCAL AREA:**

The property is situated in the heart of Arlesey which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & St Pancras (circa 35-45 mins).

The property is only minutes walk to the local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school and several local pubs.

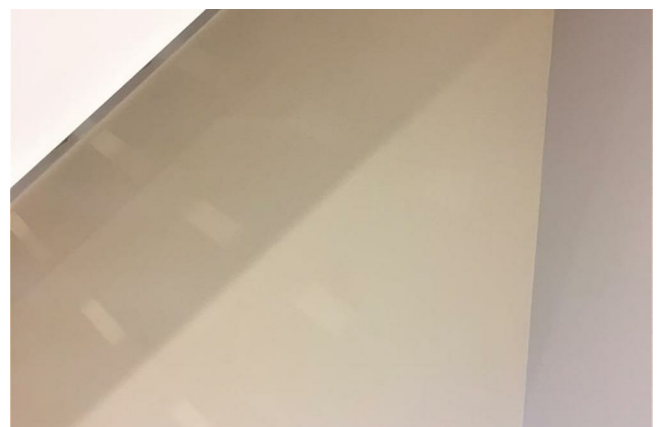
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (10 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby schools, Gothic Mede Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.

**AGENTS NOTE:**

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

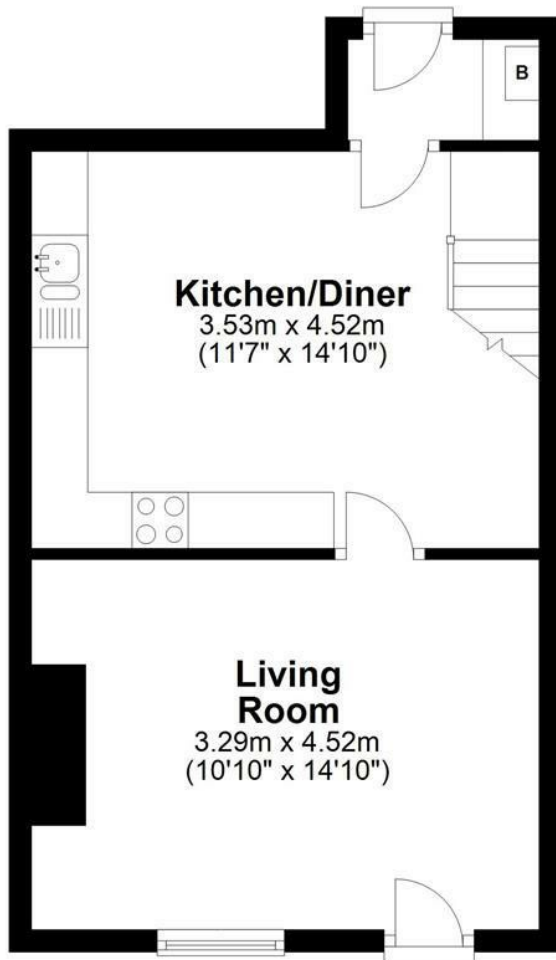
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





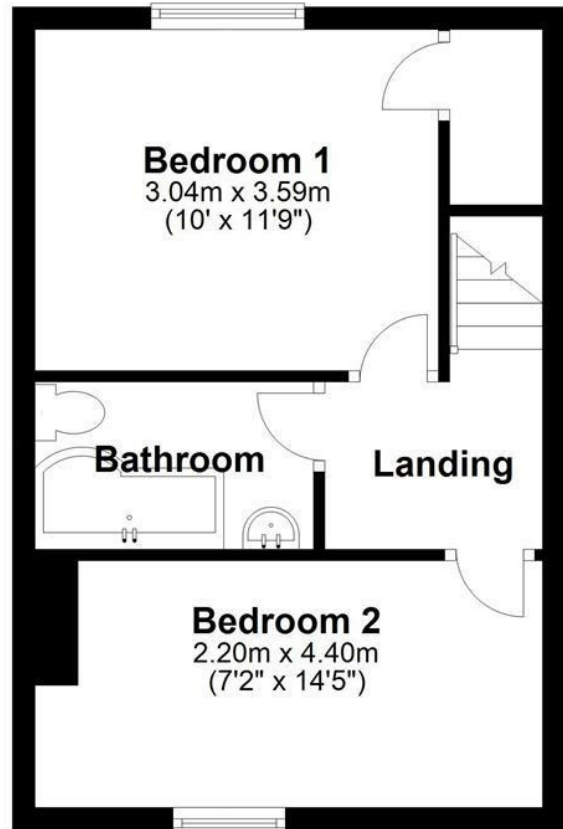
## Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)

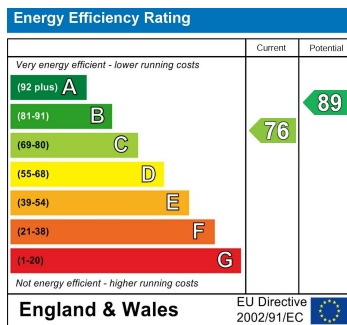


Total area: approx. 64.0 sq. metres (688.6 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01462 659 730**

[sales@firststep.ltd](mailto:sales@firststep.ltd)

[www.firststep.ltd](http://www.firststep.ltd)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step