

FREEHOLD



House - End Terrace (EPC Rating: C)

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

Price Guide

£270,000



First Step



1



1



1



C

1 Bedroom House - End Terrace located in Arlesey

CHAIN FREE... Upgraded Throughout... STUNNING KITCHEN... LIVING Room with ELECTRIC LOG BURNER... Large DOUBLE DUAL ASPECT bedroom... LUXURY Bath/Shower ROOM... PARKING SPACE...

IDEAL FIRST PURCHASE...

DUAL ASPECT BEDROOM...

UPGRADED BATH/SOWER ROOM...

On the ground floor is the modern fitted kitchen & dual aspect lounge.

The first floor comprises of good sized bedroom & upgraded bath/shower room.

Externally there is an allocated parking space.

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Cupboard housing electrics. Door to under stair cupboard. Stairs leading to first floor with doors leading to:

Living Room

12'1" x 10'9"

Dual aspect double glazed windows to front & side aspect fitted with venetian blinds. Chimney breast inset with electric log burner. Carpet, TV point.

Kitchen

10'10" x 8'11"

Double glazed window to rear aspect fitted with venetian blind. Grey gloss fitted kitchen comprising wall & base units with complementary work surface. Stainless steel sink. Single oven with 4 ring electric hob & extractor. Built-in microwave. Space for fridge freezer. Integrated washing machine & dishwasher. Vinyl flooring.

FIRST FLOOR

Landing

Carpet. Sliding door storage cupboard fitted with shelf & rail. Doors leading to:

Bedroom

12'1"m x 10'9"

Dual aspect double glaze windows to front & side aspect fitted with venetian blinds. Carpet. Loft access.

Bath/Shower Room

10'10" x 8'11"

Double glazed privacy window to rear aspect. Fully tiled shower cubicle fitted with wall mounted shower & glass door. Freestanding bath fitted with hand held shower, wc, pedestal wash hand basin. Vinyl flooring.

EXTERNAL

Front Aspect

Low level wall to perimeter with opening leading to front door with paved pathway leading to parking space.

Additional Material Information

EPC: Rating C

Council Tax: Band C

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 within Arlesey, of 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 & London St Pancras (circa 35-45 mins).

Gothic Mede Academy is the lower school with nearby extended secondary schools: Etonbury Academy & Pixbrook 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.

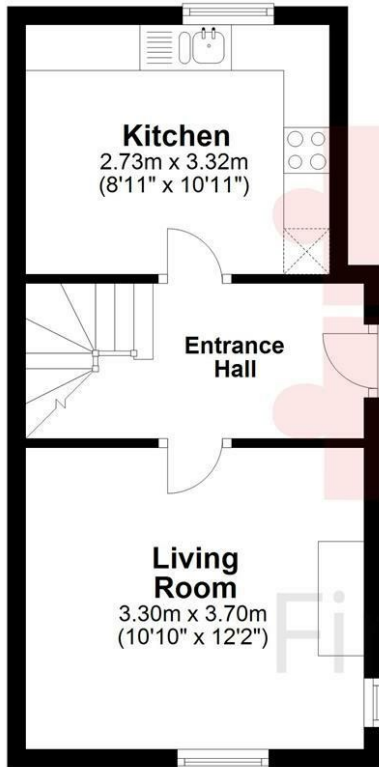




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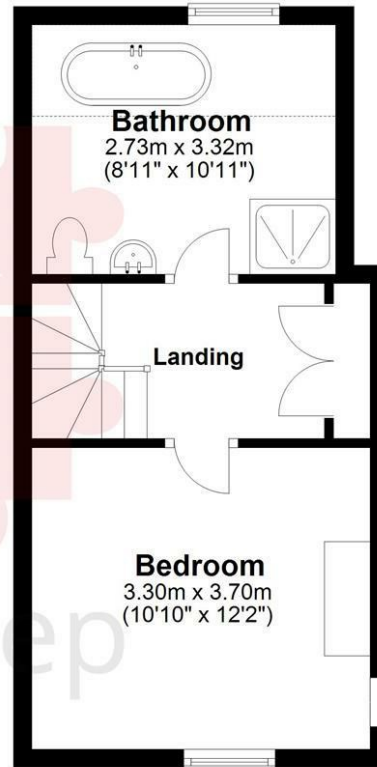
Ground Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



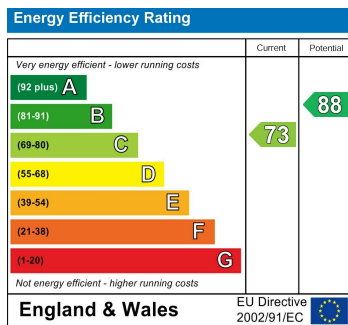
Total area: approx. 56.5 sq. metres (608.2 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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First Step