

FREEHOLD



House - Mid Terrace (EPC Rating: D)

44 High Street, Arlesey, Beds, SG15 6SL

Price Guide

£245,000



First Step



2 Bedroom House - Mid Terrace located in Arlesey

CHAIN FREE... UPGRADED Throughout... NEW Bathroom... AGA fire... COUNTRY Kitchen with CHARACTER BEAMS... 2 DOUBLE Bedrooms... COURTYARD STYLE Garden... EXTERNAL STORAGE...

CHAIN FREE...

RECENTLY REFURBISHED....

On the ground floor is the living room with Aga fire, kitchen & bathroom.

The first floor comprises of 2 double bedrooms.

Externally is a courtyard style garden, currently open with next doors but can be fenced off to make it private. External storage.

GROUND FLOOR

Living Room

13'0" x 10'7"

Composite door leading into living room. Double glazed window to front aspect fitted with roller blind. Chimney breast fitted with gas Aga fire. Door to cupboard housing electrics. Vinyl flooring. Door leading to

Kitchen

13'0" x 7'9"

Double glazed window to rear aspect fitted with roller blind. Kitchen fitted with wooden wall & base units with real wood work surface incorporating butler style sink. Under stair storage area fitted with work surface with space for under counter fridge & freezer. Latch door to built-in larder cupboard. Ceramic tiled flooring. Staircase leading to first floor with opening leading to inner lobby area.

Inner Lobby

Half glazed UPVC door leading to courtyard garden.

Latch door leading to utility cupboard with space for washing machine. Door leading to:

Bathroom

Dual aspect privacy windows leading to rear & side aspects, fitted with roller blinds. White suite comprising, half tiled paneled bath, wc, pedestal wash hand basin (newly refitted August 2024). White heated towel rail. Vinyl flooring.

FIRST FLOOR

Bedroom 1

13'0" x 10'9"

Double glazed window to front aspect fitted with roller blind. Carpet, feature beam.

Bedroom 2

10'2" x 8'0"

Double glazed window to rear aspect fitted with roller blind. Carpet, feature beam. Door to over stair cupboard housing Worcester Combi boiler (installed Jan 2024). Loft access: partially boarded fitted with light.

EXTERNAL

Front Aspect

Low level wall to perimeter with pathway leading to front door with blue slated garden area. Wall mounted post box.

Rear Aspect

Stoned courtyard garden area with fence to perimeter with gated access. Door to external brick storage fitted with power & light. PIR light.



Additional Material Information

EPC: Rating D

Council Tax: Band B

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Rear garden currently set up as shared garden but can be fenced off.

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.

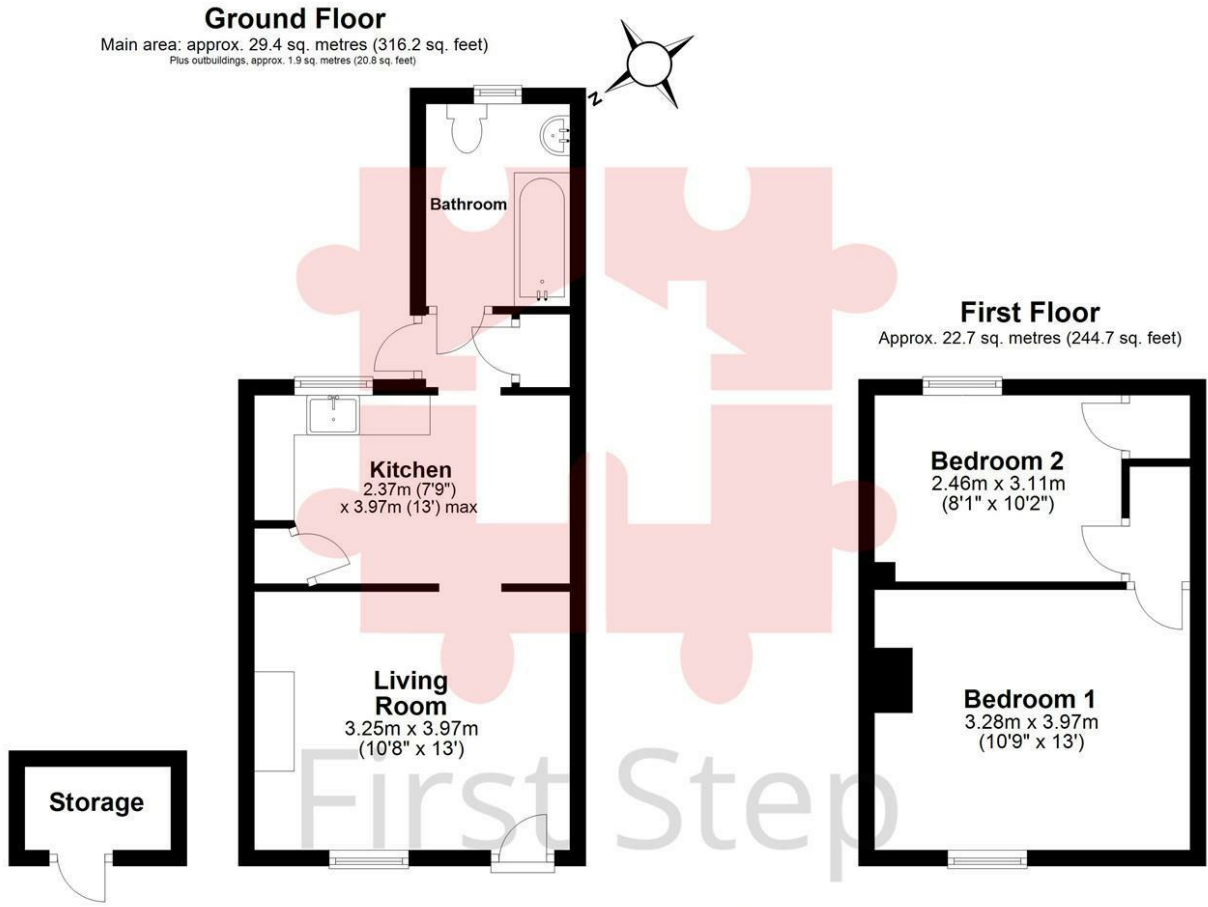
Agents Note

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.







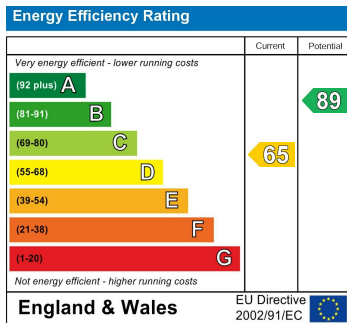
Main area: Approx. 52.1 sq. metres (560.9 sq. feet)
Plus outbuildings, approx. 1.9 sq. metres (20.8 sq. feet)

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