

FREEHOLD



House - Semi-Detached (EPC Rating:)

67 LYMANS ROAD, ARLESEY, BEDS, SG15 6TH

Price Guide

£360,000



First Step



2 Bedroom House - Semi-Detached located in Arlesey

2 DOUBLE bedrooms... Driveway PARKING FOR 4-5 cars... AIRCONDITIONING... Large SECLUDED GARDEN... Wooden GARDEN ROOM CABIN and GARDEN SHED CABIN... SOLAR PANELS & BATTERY... EV charger...

INTERNAL

Ground Floor

Entrance Hallway

Door to side aspect. Cupboard housing consumer unit and meters. Staircase to 1st floor. Carpet with inset coir matting to entrance. Door leading to:

Kitchen

13'9" x 7'1"

Window to rear aspect. White wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, washing machine, Ranger-master double oven with 5 ring gas hob, hotplate and extractor. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, laminate flooring. Opening to:

Lounge/ Diner

18'1" x 15'2"

Dual aspect, bay window to front aspect and french doors to rear aspect. Chimney breast with alcove space for stove, recessed storage inset fitted with 2 oak shelves, Wall mounted airconditioning and heat unit. Carpet.

Landing

Dual aspect, windows to front and side aspects. Loft access-fully boarded fitted with light and ladder. Wall mounted airconditioning and heat unit. Carpet. Doors leading to:

Bedroom 1

18'4" x 9'3"

Window to front aspect. Recess space for fitted wardrobe. Carpet.

Bedroom 2

14'2" x 8'6"

Window to rear aspect. Carpet.

Bathroom

Window to rear aspect. White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, push

button WC, pedestal wash hand basin. Heated towel rail, shaver point, laminate flooring.

EXTERNAL

Front/ Driveway

Driveway parking for 4-5 cars. External light, power, EV charger. Side gated access

Rear Garden

Wall and fence perimeter. External light, tap and power, side gated access. Entertaining patio leading to turf area with veggie patch, leading to decking area with raised planters and seating area.

Large wooden garden room cabin, garden shed cabin (both fitted with independent consumer unit, power and lighting) and smaller wooden garden shed.

Garden Room Cabin

12'2" x 8'8"

Wooden garden room cabin with dual aspect window to side and French door to front aspect. Fitted with independent consumer unit, lighting and power. Carpet.

Garden Shed Cabin

12'4" x 8'5"

Wooden garden shed cabin with windows and French door to front aspect. Fitted with independent consumer unit, lighting and power.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating TBC

Council Tax: Band C

Solar panels and battery (4.7kW solar panels, 6kWh house battery)

Mains utilities

Traditional brick and block construction

Local Area

The property is situated within a 20-25 minute walk of the train



station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

Agents Note

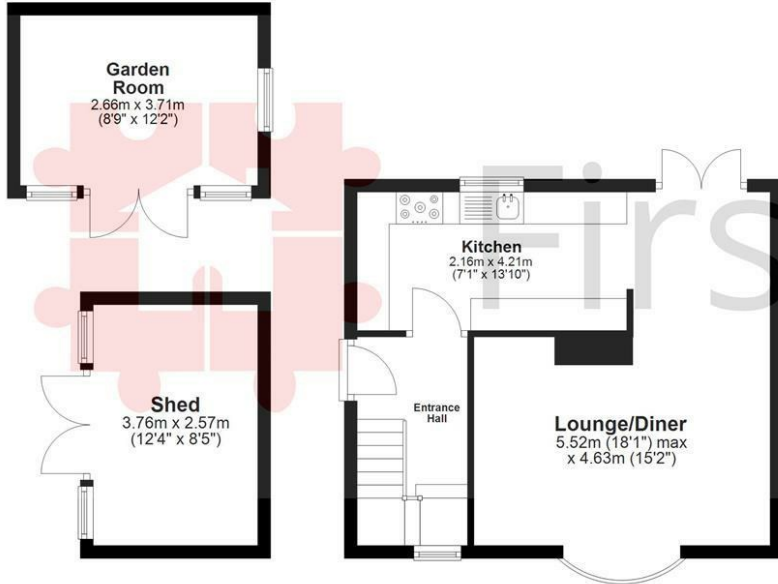
The apartments, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



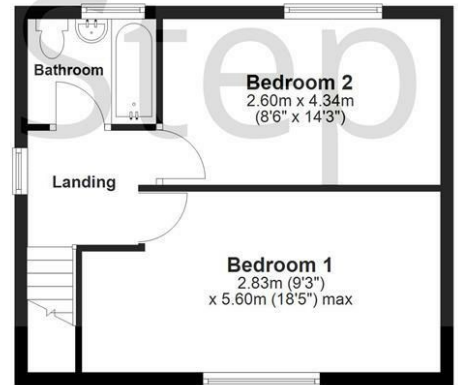
Ground Floor

Main area: approx. 35.9 sq. metres (386.5 sq. feet)
Plus outbuildings: approx. 19.6 sq. metres (210.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Main area: Approx. 71.5 sq. metres (770.1 sq. feet)

Plus outbuildings, approx. 19.6 sq. metres (210.5 sq. feet)

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

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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