House - Semi-Detached (EPC Rating: C)

12 COXS WAY, ARLESEY, BEDFORDSHIRE, SG15 6TF

Price Guide

£320,000

First Step

2 1 3 C

2 Bedroom House - Semi-Detached located in Arlesey

2 DOUBLE bedrooms... Driveway PARKING FOR 2/3 CARS... SOUTH facing garden... 3 RECEPTION Rooms... SOLAR PANELS... Close to all local amenities...

INTERNAL

Ground floor

Entrance Hallway
Door into hallway with laminate flooring. Staircase to first floor. Doors leading to:

Kitchen
15'10" x 8'9"
Dual aspect windows to front and side aspects. A range of white wall and base units with complementary work surface. Freestanding appliances; dish washer, washing machine, under counter fridge and freezer, double oven, electric hob and extractor hood. Ceramic tiled flooring. Opening leading to:

Dining Room
11'5" x 10'2"
Dual aspect window to side and door and window to rear aspect. Tongue and groove wood panelling to walls. Continuation of ceramic tiled flooring. Opening leading to:

Reception Room
10'7" x 10'2"
French doors to rear aspect. Laminate flooring. Opening leading to:

Lounge
14'8" x 11'1"
Window to front aspect. Chimney breast with fire surround and hearth. Continuation of laminate flooring.

First Floor

Landing
Window to rear aspect. Full height door to cupboard, shevled. Carpet. Doors leading to:

Bedroom 1
15'10" x 9'2"
a Window to front aspect. Recess suitable for a range of fitted wardrobes. Laminate flooring.

Bedroom 2
10'7" x 9'6"
Window to front aspect. Wooden floor boards.

Bathroom
Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower, flush wc, pedestal wash hand basin. Ceramic tiled flooring.

EXTERNAL

Front Garden
Covered seating porch canopy with ceramic tiled flooring with access to front door. Shingle garden, bin storage area.

Driveway Parking
Block paved driveway with tandem parking for 2/3 cars. Side gated access to rear garden. External tap.

Rear Garden
South facing garden with fence perimeter. Mainly laid to lawn, garden shed, external tap.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating C
Council Tax: Band C

Traditional Brick and Block construction
Mains utilities
SOLAR PANELS - payback circa £200 per annum

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.

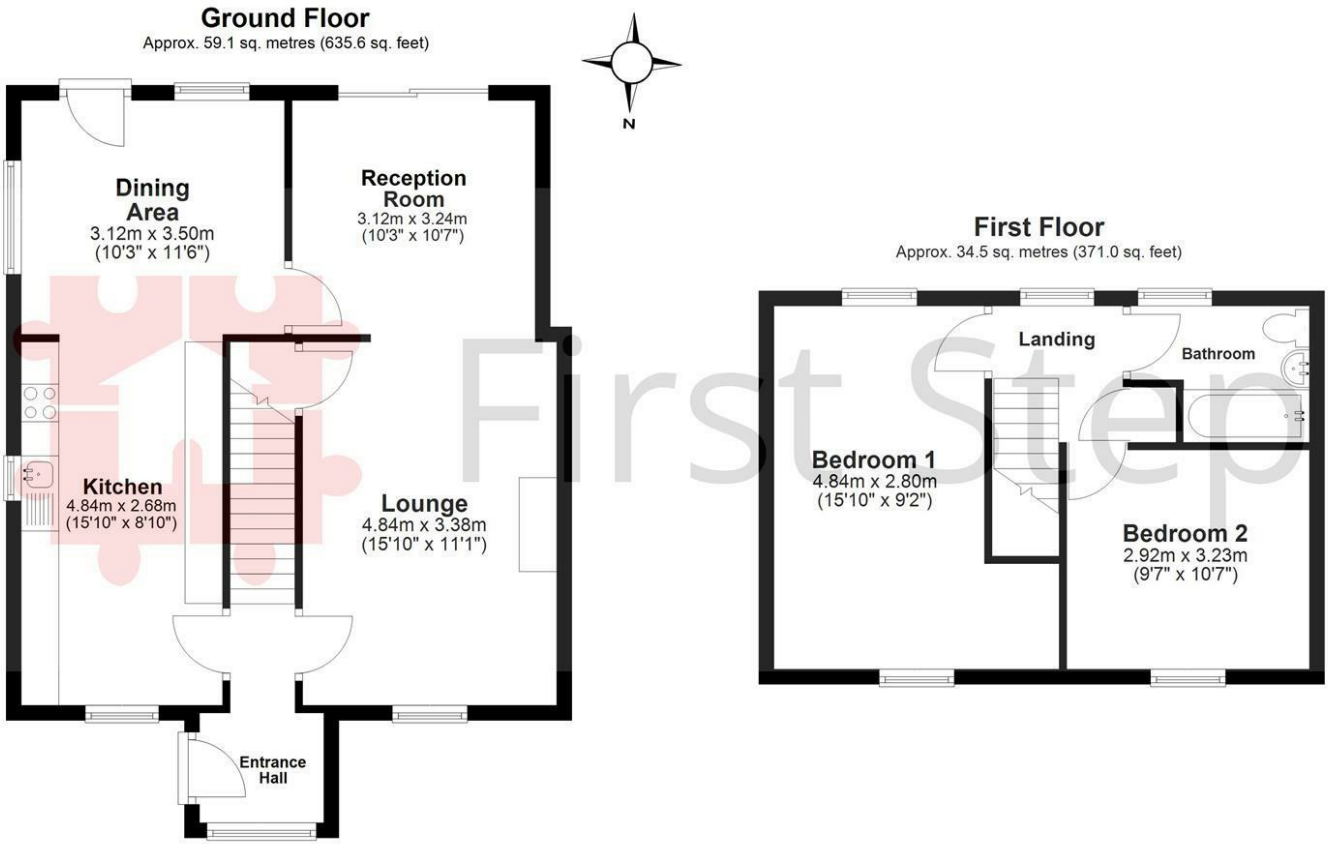
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

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

Agents Note

The apparatus, 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.



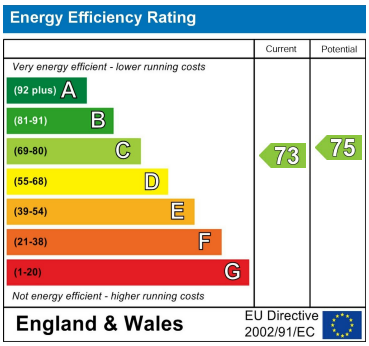
Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

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



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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