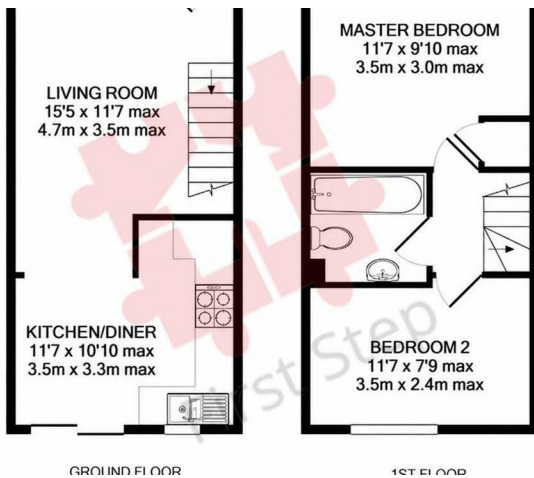


FREEHOLD



House - Terraced (EPC Rating: C)

52 LAMB MEADOW, ARLESEY, BEDS, SG15 6RY

Offers Over

£280,000



First Step



2 Bedroom House - Terraced located in Arlesey

GARAGE & parking... 2 DOUBLE Bedrooms... Open plan entertaining area... Kitchen/Diner with patio doors to garden... Secluded garden with gated access to driveway...

INTERNAL

Ground Floor

Entrance Porch

Door to front aspect. Window to side aspect. Laminate flooring. Door leading to:

Living Room

15'5" x 11'5"

Window to front aspect. Under stairs open storage. Staircase to first floor. Continuation of laminate flooring. Open plan leading to:

Kitchen/Diner

11'5" x 10'9"

Patio doors and window to rear aspect. Green wall and base units with complementary work surface and tiled splash back. Single oven, 4 ring gas hob and extractor hood. Space and plumbing for washing machine, dishwasher and full height fridge/freezer. Boiler, single bowl sink and drainer, continuation of laminate flooring.

First Floor

Landing:

Loft hatch. Carpet. Doors leading to:

Bedroom 1

11'5" x 9'10"

Window to front aspect. Over the stairs storage cupboard. Laminate flooring.

Bedroom 2

11'5" x 7'10"

Window to rear aspect. Laminate flooring.

Bathroom

White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal

wash hand basin, full height wall mounted mirrored storage cabinet. Laminate flooring.

EXTERNAL

Front Garden

Hedge to front and fence to side perimeter. Small garden area with lawn and decorative shingle, paved pathway to front door. External light.

Rear Garden

Fence perimeter. External light, tap, rear gated access. Patio area leading to lawn and second patio area.

Garage & Driveway Parking

Single brick built garage with up and over door. Parking in front for 1 car.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band B

Traditional brick and block construction

Mains utilities

Local Area

The property is situated towards the perimeter of Arlesey and benefits from the lovely open countryside close by with excellent cycle route, a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, several local pubs and the local lower school, Gothic Mede Academy.

Arlesey is also only a few minutes from the A1(M) with the added advantage of a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).



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.

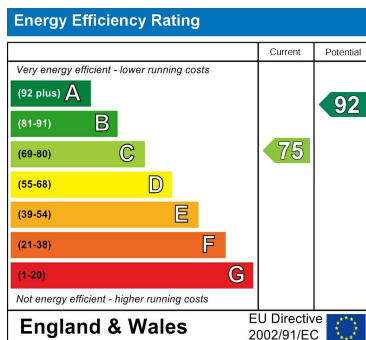
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Council Tax Band

B

Energy Performance Graph



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sales@firststep.ltd

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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