

FREEHOLD



9 PRIMROSE LANE, ARLESEY, BEDS, SG15 6RD

Price Guide

£425,000



First Step



3



2



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3 Bedroom House - Semi-Detached located in Arlesey

CHAIN FREE... Good sized CORNER PLOT... Garage plus driveway parking... 3 bedrooms... GARDEN ROOM... Utility Room/Store... SOUTH facing garden... HUGE POTENTIAL....

INTERNAL

Ground Floor

Porch

Door to front aspect, ceramic tiled flooring. Door leading to:

Entrance Hallway

Door to front aspect. Under stairs cupboard housing consumer unit. Ceramic tiled flooring. Staircase to first floor. Doors leading to:

Kitchen/Breakfast Room

14'6" x 10'10"

Window to rear aspect. A range of white wall and base units with complementary work surface and tiled splash back. Serving hatch. Spaces for Free standing washing machine and American style fridge freezer and oven. Single bowl sink and drainer. Ceramic tiled flooring. Door leading to:

Utility Room/Store

11'0" x 7'10"

Window to front aspect and door to rear aspect. A range of wood effect wall and base units. Ceramic tiled flooring.

Lounge/Diner

19'0" x 11'8"

Window to front aspect. Brick fire surround with tiled hearth. Ceramic tiled flooring. Door leading to:

Bedroom 1

11'8" x 9'10"

Window to rear aspect. Five door fitted wardrobe fitted with shelves, rail and drawers. Carpet.

Bedroom 2

11'8" x 8'9"

Window to front aspect. Carpet

Bedroom 3

11'1" x 6'10"

Window to rear aspect. Carpet.

Bathroom

Window to front aspect. White suite comprising: fully tiled paneled bath, flush WC, pedestal wash hand basin. Fully tiled walls. Full height cupboard fitted with shelves housing boiler and water tank. Ceramic tiled flooring.

EXTERNAL

Front Garden

Low level wall to front. Small garden area with lawn, plants and established shrubs, paved pathway to front door with storm porch. Front gated access.

Rear Garden

Wall and hedge perimeter. Paved pathway to entertaining patio with lawn and established shrubs and plants. Garden store with

Garden Room
6'3" x 11'6"
Window and door to rear aspect. Six wooden wall shelves.
Ceramic tiled flooring.

Shower Room
Window to front aspect. White suite comprising: Flush WC, wall mounted wash hand basin, half tiled walls. Fully tiled corner shower with glass door. Ceramic tiled flooring.

First Floor

Landing
Window to rear aspect. Loft hatch. Carpet. Doors leading to:

door access and window to front aspect. External light, external tap, rear gated access.

Garage/Driveway
Single garage with up and over door. 1 parking space in front of garage on driveway.

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

Mains utilities
Traditional brick and block construction

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Local Area

The property is situated in the heart of Arlesey and 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).

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.

Agent 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.

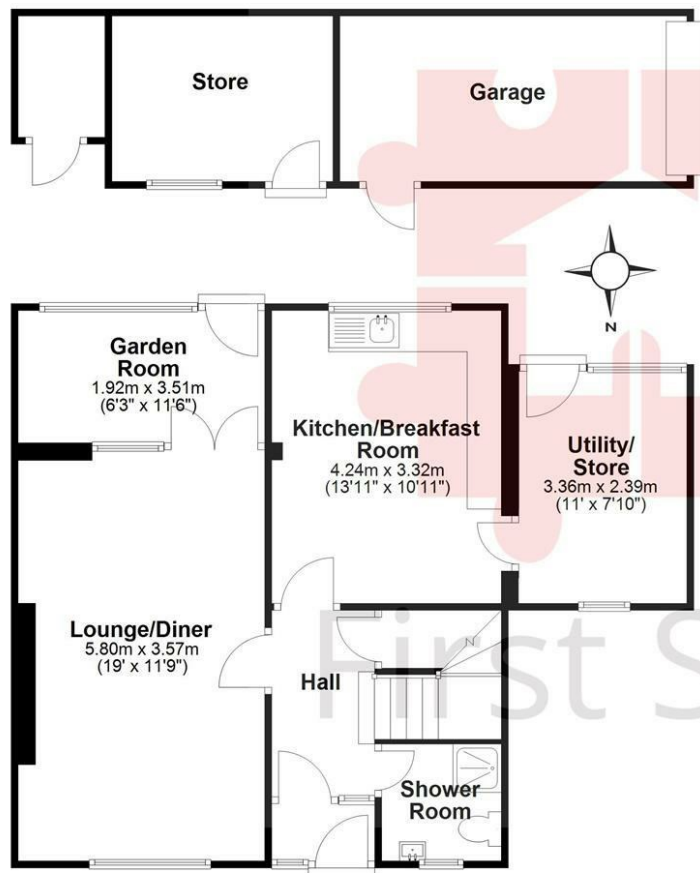
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



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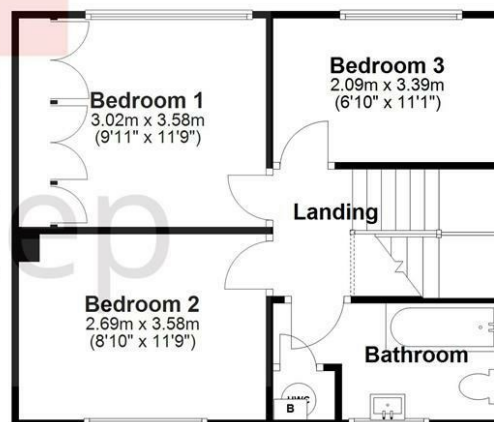
Ground Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

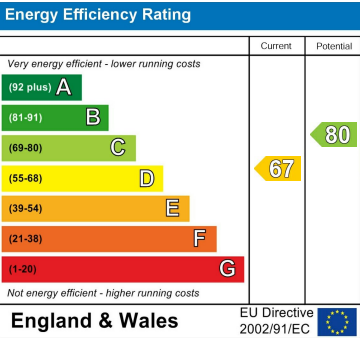
Council Tax Band

C

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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