

STEPHENS

ESTATE AGENTS

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7 ALBERT ROAD, ARLESEY, BEDFORDSHIRE, **SG15 6RJ**

In our opinion... "A two bedroom cottage situated in a private no through road in very good decorative order."

Accommodation: Entrance hall/study area, lounge, dining room, re-fitted kitchen, re-fitted family bathroom, landing, two bedrooms, enclosed courtyard garden and off road parking.

Location: Arlesey is a popular village offering a mainline rail link direct to Kings Cross, easy access to the A1(m) and is a convenient drive from Hitchin and Letchworth town centres. In addition, Arlesey offers a variety of shops and takeaways along with a popular lower school.

PRICE: £139,950

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The property in further detail comprises: -

Double glazed front door to:-

ENTRANCE HALL/STUDY AREA

Double glazed window and door, radiator.



LOUNGE 12'4 x 11'5 (3.76m x 3.48m)

Brick feature open fireplace, coving, window to front aspect, radiator, meter cupboard.

DINING ROOM 10'6 x 8'0 (3.20m x 2.44m)

Stairs to first floor, double doors to:-



KITCHEN 6'0 widening to 10'6 x 17'0 (1.83m widening to 3.25m x 5.18m) Maximum

Double glazed window & door to rear aspect, radiator, re-fitted to comprise a range of base and eye level cupboard and drawer units with work surfaces over, space for cooker, plumbing for washing machine, space for fridge & freezer, complementary ceramic tiling, wood effect flooring.

BATHROOM

Double glazed window to rear aspect, radiator, re-fitted with a four piece suite comprising of a low level WC, wash hand basin, panelled bath and separate shower cubicle, complementary ceramic tiling, ceramic tiled flooring.

FIRST FLOOR

BEDROOM ONE 12'6 x 10'2 to rear of wardrobes (3.81m x 3.10m) Maximum

Built in wardrobes, coving to ceiling, double glazed window to front aspect, radiator, loft access.

BEDROOM TWO 8'8 x 7'10 (2.64m x 2.39m)

Built in wardrobes, double glazed window to rear aspect, radiator, cupboard housing boiler.

OUTSIDE

FRONT GARDEN

Paved driveway for one vehicle.

REAR GARDEN

Gated to both sides with a right of access, a concrete courtyard garden area, enclosed by brick wall and trellis fencing with flower and shrub beds.

Energy Performance Certificate

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
	66	70	Not environmentally friendly - higher CO ₂ emissions		
			(1-20) G	63	68
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.