

House - Mid Terrace

**32 HOSPITAL ROAD,
ARLESEY, BEDS, SG15 6RL**

PCM

£1,450

FEATURES

- ****FULLY RENOVATED 2 DOUBLE BEDROOM COTTAGE****
- **NEW KITCHEN WITH INTEGRATED APPLIANCES**
- **DOWNSTAIRS WC**
- **GOOD SIZE WELL MAINTAINED SOUTH FACING GARDEN AND PATIO**
- **GARAGE/STORAGE SPACE, OFF ROAD PARKING**
- **LARGE LOUNGE/DINER**
- **FREE STANDING AMERICAN STYLE FRIDGE FREEZER**
- **LARGE BATHROOM WITH WALL MOUNTED SHOWER OVER BATH**
- **OFFICE ROOM/SUN ROOM AT END OF GARDEN**
- **** AVAILABLE NOW ****



2 Bedroom House - Mid Terrace located in Arlesey

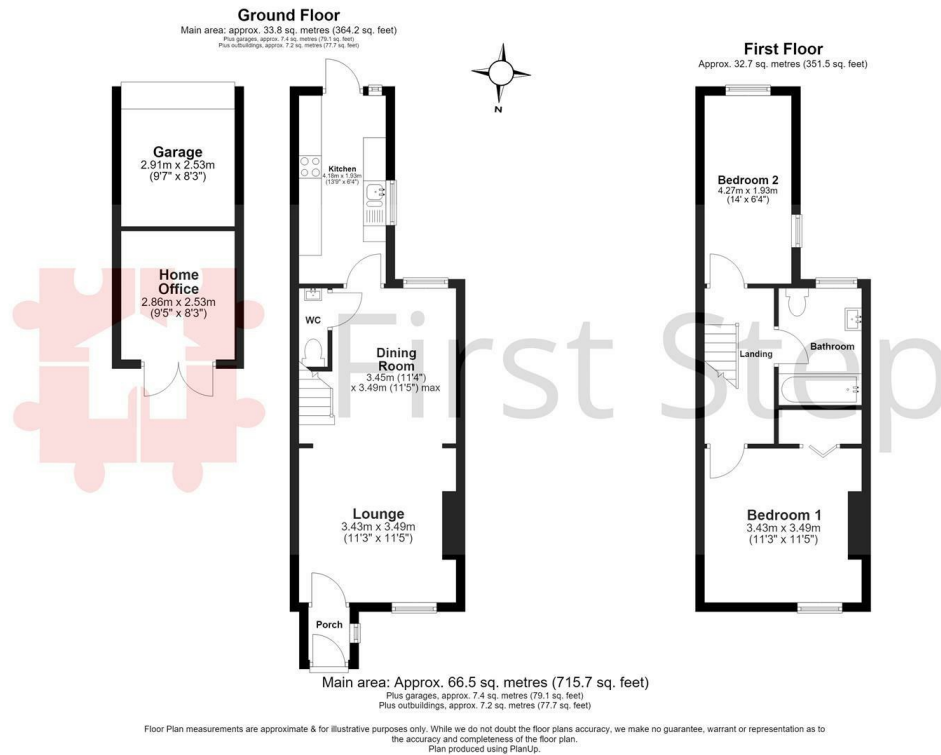
**** AVAILABLE NOW **** Located in Hospital Road in Arlesey, this beautifully renovated mid-terrace cottage presents an excellent opportunity for those seeking a delightful home. The property boasts two spacious double bedrooms, master bedroom with walk in wardrobe, providing ample space for relaxation and rest. The well-appointed bathroom ensures convenience for daily routines. There is also a downstairs WC

Upon entering, you are welcomed into a bright reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The property also features a dedicated office room located in the garden, ideal for those who work from home or require a private space for study.

Outside, the garden patio area offers a serene retreat, allowing you to unwind in a peaceful setting. Additionally, the property includes parking for one vehicle, and a garage storage area with roller shutter door, a valuable asset in this desirable area.

This cottage combines modern living with traditional charm, making it an ideal choice for small families, couples, or individuals. Do not miss the chance to make this lovely property your home.

Current EPC rating E (being revised now renovations complete) Council Tax Band C (provisional)



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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.