

FREEHOLD



House - Mid Terrace (EPC Rating: C)

**2 The Granary, Arlesey, Beds, SG15 6SH**

**Price Guide**

**£399,000**



**First Step**



# 3 Bedroom House - Mid Terrace located in Arlesey

CHAIN FREE.... BEAUTIFULLY presented... Kitchen/Breakfast Room... Separate DINING ROOM... 1st floor Lounge... 3 DOUBLE Bedrooms... WEST FACING GARDEN... GARAGE plus driveway parking... 20 minute walk to TRAIN STATION...

CHAIN FREE

BEAUTIFULLY PRESENTED

3 DOUBLE BEDROOMS

WEST FACING GARDEN

GARAGE PLUS PARKING

20 MINUTE WALK TO TRAIN STATION

On the ground floor is the kitchen/breakfast room plus separate dining room & cloakroom.

The first floor comprises of lounge, bedroom 3 & family bathroom.

On the second floor is the Principal bedroom with en-suite & bedroom 2.

Externally is a west facing garden, garage plus driveway parking.

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Real wood flooring. Under stair cupboard housing consumer unit. Stairs leading to first floor, doors leading to:

### Kitchen/Breakfast Room

14'5" x 10'10"

Double glazed window to rear aspect fitted with roller blind with French doors leading to garden. Cream gloss kitchen

comprising wall & base units incorporating drawer pack fitted with complementary work surface. Integrated fridge freezer & dishwasher. Space for washing machine. Eyeline double oven with 4 ring electric hob & extractor. Stainless steel sink fitted with hose tap. Ideal boiler housed in wall unit.

### Dining Room

10'10" x 7'6"

Double glazed window to front aspect fitted with roller blind. Real wood flooring.

### Cloakroom

White suite comprising: pedestal wash hand basin, wc. Real wood flooring.

## FIRST FLOOR

### Landing

Double glazed window to front aspect fitted with venetian blind. Door to airing cupboard housing Megaflo water tank. Carpet. Doors leading to:

### Lounge

14'5" x 10'10"

Two double glazed windows to rear aspect fitted with roller blind. Feature fireplace fitted with electric fire. Carpet, TV point.

### Bedroom 3

7'9" x 7'6"

Double glazed window to front aspect. Carpet, TV point.

### Bathroom

White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, pedestal wash hand





basin, wc. Wall mounted mirrored cabinet. Ceramic tiled flooring.

## SECOND FLOOR

### Landing

Loft Access. Door leading to:

### Principal Bedroom

Two Dorma windows to rear aspect fitted with roller blinds. Built-in 5 door wardrobe fitted with shelf & rail. Carpet. Door leading to:

### En-suite

White suite comprising: full tiled shower cubicle fitted with wall mounted shower & glass door, wc, pedestal wash hand basin. Ceramic tiled flooring, shaver point.

### Bedroom 2

11'2" x 8'1"

Dorma window to front aspect. Carpet.

## EXTERNAL

### Front Aspect

Pathway to front door with hedges to either side.

### Rear Aspect

Private west facing garden with patio area leading to lawn with paved pathway leading to rear gated access leading to garage. Blue slate seated area. External tap, outside light.

### Garage & Parking

Single garage with up & over door fitted with power & light. Parking for 1 vehicle in front of garage.

### Additional Material Information

EPC: Rating C

Council Tax: Band D

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

### Local Area

The property is situated in the heart of Arlesey which 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 & St Pancras circa 35 mins.



The property is only minutes walk to the local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (10 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 the renowned Samuel Whitbread Academy.

#### Agents 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.

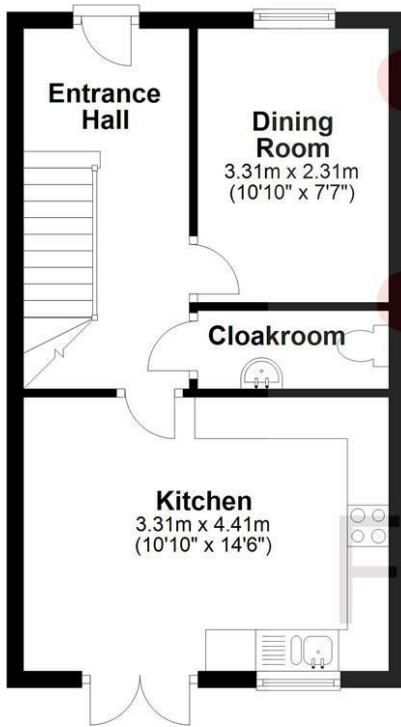






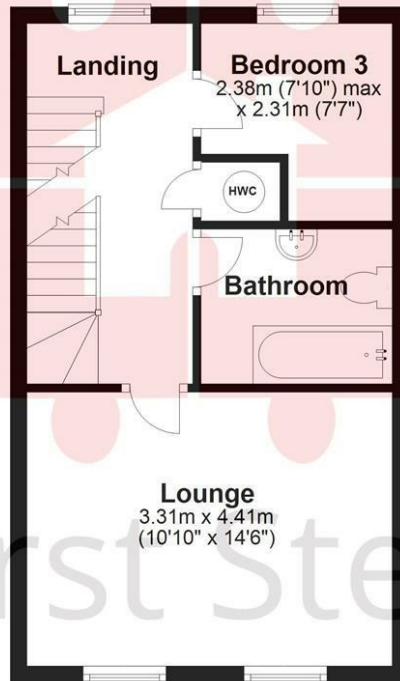
### Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



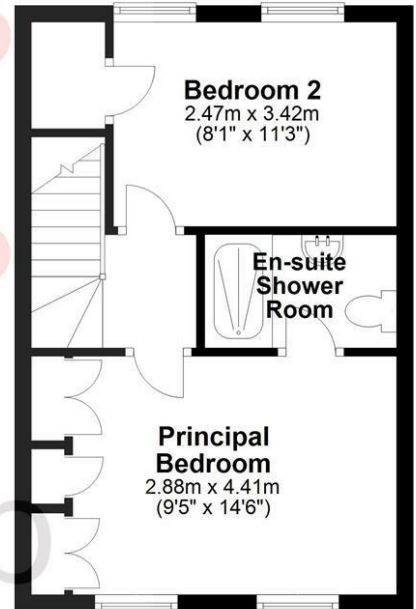
### First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



### Second Floor

Approx. 30.5 sq. metres (328.0 sq. feet)

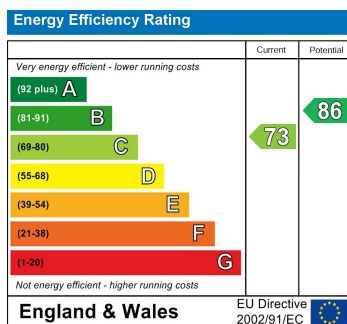


Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

Council Tax Band

**D**

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**