

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**17 BATES AVENUE, ARLESEY,
BEDFORDSHIRE, SG15 6AT**

Price Guide

£339,000



First Step

2 1 1 B

2 Bedroom House - Semi-Detached located in Arlesey

2 DOUBLE bedrooms... SECLUDED SOUTH facing garden... 2 off road DRIVEWAY PARKING spaces... Light & modern KITCHEN with INTEGRATED APPLIANCES... Lounge/Diner leading to garden... 5 YEARS NHBC WARRANTY STILL VALID...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect. Door to under stairs storage cupboard. Amtico flooring. Staircase to first floor. Doors leading to:

Kitchen

8'9" x 7'8"

Window to front aspect. White gloss wall and base units with complementary work surface and up stand. Integrated fridge/freezer, dishwasher and washing machine, single oven, 4 ring gas hob and extractor hood. Boiler (serviced December 2025) concealed in matching wall unit, one and a half bowl sink and drainer, under plinth lighting, plinth heater/fan, continuation of Amtico flooring.

Lounge

14'11" x 12'1"

Window and door to rear aspect. continuation of Amtico flooring.

Cloakroom

White suite comprising: Concealed push button WC, wall mounted wash hand basin with tiled splash back, half tiled wall behind toilet, continuation of Amtico flooring.

FIRST FLOOR

Landing

Full height door to storage cupboard fitted with shelf. Loft access: fitted with light. Carpet. Doors leading to:

Bedroom 1

12'9" x 11'8"

Two windows to front aspect. Full height wide width door to cupboard fitted with shelf and rail. Carpet.

Bedroom 2

13'1" x 7'3"

Window to rear aspect. Carpet.

Bathroom

Window to rear aspect. White suite comprising: fully tiled paneled bath with wall mounted shower and glass screen, concealed push button WC, wall mounted wash hand basin, tiled storage shelf. Chrome heated towel rail, shaver point, Amtico flooring.

EXTERNAL

Front & Driveway Parking

Storm porch, paved pathway to front door. External light. Side gated access. Two off road parking spaces directly outside front door.

Rear Garden

South facing secluded garden with fence perimeter. External light, tap, power, side gated access. Entertaining patio, and lawn. Wooden garden shed.

Additional Property Information

Freehold

EPC: Band B

Council Tax: Rating C

Service charge: £25.60 pcm

Warranty: 5 years NHBC still valid

Mains utilities

Traditional brick and block construction

Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 15-20 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst



also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

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

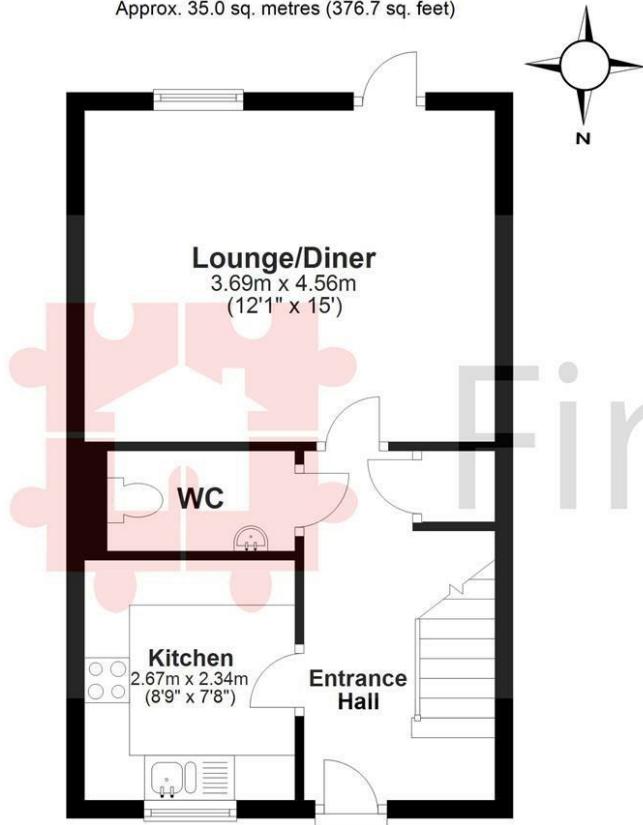
The apartments, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



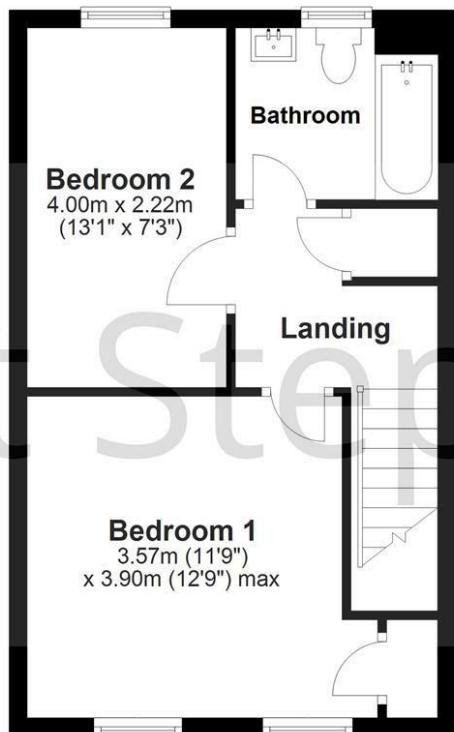
Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



First Floor

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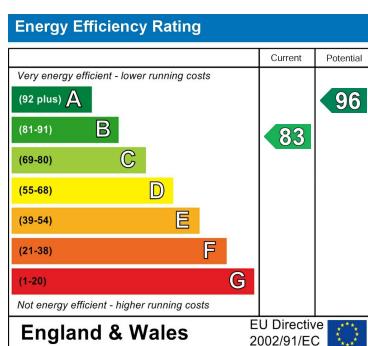
Total area: approx. 70.0 sq. metres (753.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

C

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd



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