



186 High Street, Arlesey,
Bedfordshire, SG15 6TB
£279,950


Residential Sales & Lettings

01462 732121

stephenssales@btconnect.com

A very well presented updated character home within a reasonable walk of Arlesey railway station. With a snug lounge with wood burner, open plan refitted kitchen & dining room, two first floor bedrooms, a refitted bathroom with claw footed bath and separate shower cubicle and a useful loft room this excellent value home also has a great sized garden extending in the region of 150' (47m) – one that in our opinion genuinely should be viewed to appreciate!

The property in further detail comprises;

Double glazed multi pane front door to;

ENTRANCE PORCH

Quarry tiled floor, coving, door to lounge.



LOUNGE 12'2 x 12'1 (3.72m x 3.67m)

Double glazed window to front aspect, wood burner with brick hearth, coving, cupboard housing electric meter, radiator, Karndean flooring.



DINING ROOM 11'9 x 9'6 (3.63m x 2.93m)

Quarry tiled floor, two radiators, breakfast bar, stairs to first floor with two cupboards under, coving, double glazed doors to side aspect.



KITCHEN 10'9 x 6'3 (3.32m x 1.92m)

Fitted with a range of eye and base level units with roll edge work surfaces, inset 1½ bowl sink with drainer and mixers taps, plumbing for washing machine, plumbing for dishwasher, cooker space, cupboard housing combination boiler, part tiled surrounds, coved ceiling, double glazed window to rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Wood effect flooring, radiator, storage cupboard, stairs to loft room.



BEDROOM ONE 12'0 x 12'0 (3.66m x 3.66m)

Double glazed window to front aspect, radiator, coving.

BEDROOM TWO 12'0 x 6'3 (3.66m x 1.92m)

Double glazed window to side aspect, radiator, high level opaque windows to landing.



BATHROOM 11'0 x 6'6 (3.35m x 2.01m)

Fitted with a suite comprising a claw footed bath, pedestal wash hand basin with mixer tap, low level WC, separate shower cubicle, fitted corner cupboard unit with shelving, opaque block windows to side aspect, part tiled surrounds, wood effect flooring, heated towel rail, Karndean flooring, double glazed window to rear aspect.

SECOND FLOOR



LOFT ROOM 11'2 x 11'0 (3.41m x 3.35m)

Double glazed window to rear aspect, radiator, eaves storage cupboards.

OUTSIDE

FRONT GARDEN

Shingle pathway, brick walled surrounds, gated side access.



REAR GARDEN

Gated side access via a block paved path leads to a large paved patio area with raised flower beds, outside tap, step up to a lawned garden with wood chipped childrens play area, enclosed by panel fencing, garden shed, extending overall in the region of 150' (47m).



CURRENT COUNCIL TAX

Band B – Central Bedfordshire Council – 2019/20
- £1,495.72

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 laser 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.

Energy Performance Certificate

Energy Performance Certificate

186, High Street, ARLESEY, SG15 6TB


Dwelling type: End-terrace house
Date of assessment: 30 March 2019
Date of certificate: 31 March 2019

Reference number: 8891-6327-6800-2810-1972
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

Use this document to:

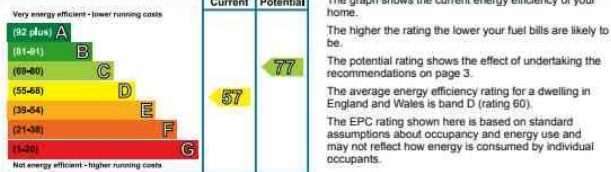
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,895
Over 3 years you could save	£ 657

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 180 over 3 years	
Heating	£ 2,271 over 3 years	£ 1,636 over 3 years	
Hot Water	£ 306 over 3 years	£ 222 over 3 years	
Totals	£ 2,895	£ 2,238	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 354
2 Floor insulation (suspended floor)	£800 - £1,200	£ 99
3 Low energy lighting for all fixed outlets	£65	£ 123

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



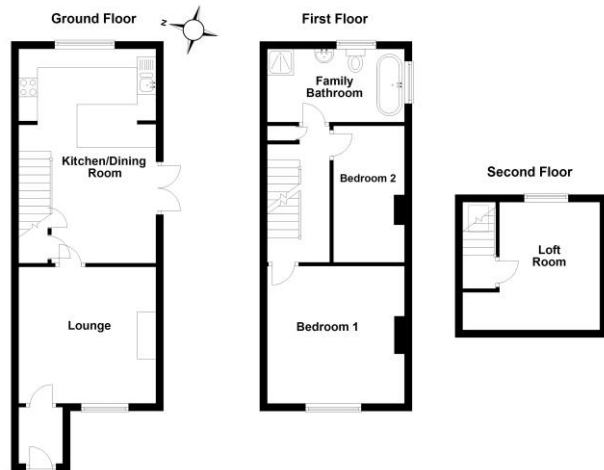
(Dining area & kitchen)



(Bedroom two)

*** Larger print available on request ***

FLOOR PLAN



(Garden)

T: 01462 732121
F: 01462 834033
E: stephenssales@btconnect.com
E: stephensrental@btconnect.com
stephensstateagents.com
rightmove.co.uk
onthemarket.com

57 High Street Stotfold
Hitchin Herts SG5 4LD



Stephens Estates Ltd, trading as Stephens Estate Agents.
Registered Office: 57 High Street, Stotfold, Hitchin, Herts, SG5 4LD.
Registered in England. Company Reg no: 4181268

