



Church Lane

Arlesey,
Bedfordshire, SG15 6UX
Offers in Excess of £250,000

country
properties

Make your mark on this two bedroom mid terrace cottage nestled in the heart of Church End Arlesey. Offered CHAIN FREE, with an offset garden and just a short walk to local amenities, Arlesey main line train station and A1(M)

- CHAIN FREE
- Short walk to Arlesey train station and local amenities
- Offset garden
- Investment opportunity
- Quiet and central location
- Potential to adapt and improve

INTERNAL

GROUND FLOOR

Living Room

13' 0" x 10' 11" (3.96m x 3.33m) Part glazed entrance door and window to front aspect. Feature fireplace. Radiator. Door into Kitchen.

Kitchen

10' 3" x 8' 1" (3.12m x 2.46m) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer with mixer tap over. Space for oven and hob. Space for washing machine. Space for fridge/freezer. Wall mounted boiler. Understairs storage cupboard. Tile effect vinyl flooring. Window to rear aspect. Stairs rising to first floor. Door to hallway.

Hallway

Patio door onto rear garden. Door to Bathroom.



Bathroom

Sliding door onto bathroom suite comprising wash hand basin, WC and bath tub with shower over and shower screen to side. Tiled splashbacks. Radiator. Wall fitted bathroom shelving. Obscure window to side aspect.

FIRST FLOOR

Landing

Loft hatch. Doors to Master Bedroom and Bedroom Two

Bedroom One

13' 0" x 10' 11" (3.96m x 3.33m) Master bedroom with window to front aspect. Fitted carpet. Radiator.

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m) Window to rear aspect. Radiator.

OUTSIDE

Front Garden

Mainly laid to lawn, with flower and shrub borders. Paved path leading to entrance door. Part enclosed by picket fence and hedges.

Rear Garden

Paved garden with right of way access for neighbouring properties.

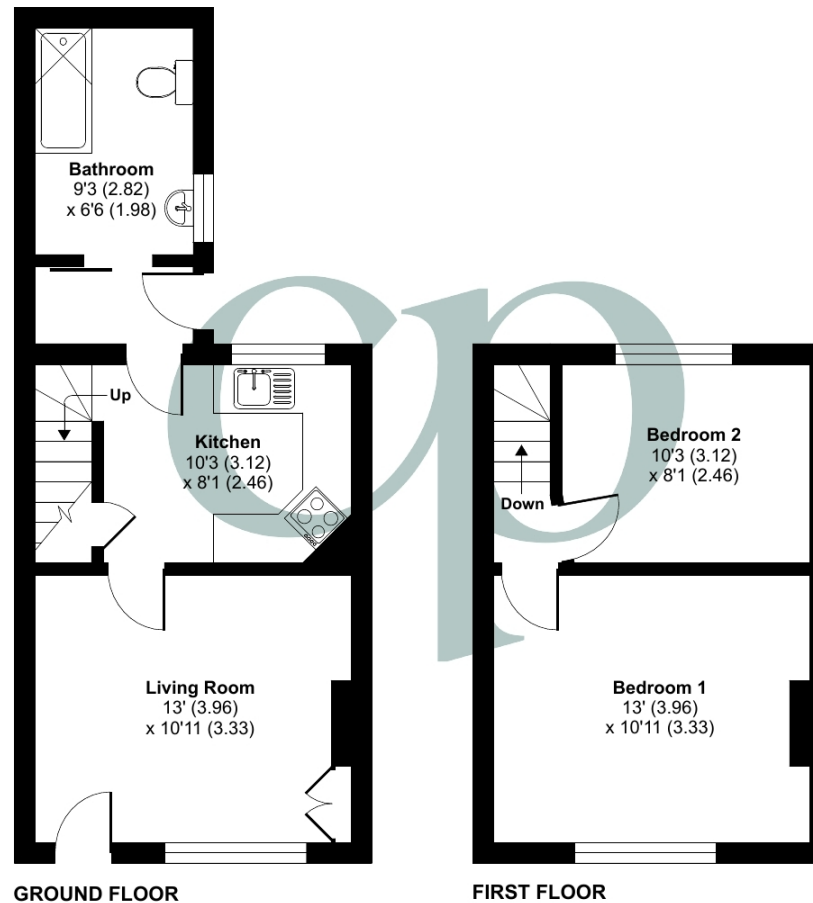
Offset Garden

Paved garden with flower/vegetable beds. Right of way access for neighbouring properties.



Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 86 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 57 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1258278

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Viewing by appointment only

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