



28, Weavers Orchard

Arlesey,
Bedfordshire, SG15 6PD
£180,000

COUNTRY PROPERTIES
PART OF HUNTERS

A modern freehold one bedroom coach house, situated in a quiet cul de sac location in Arlesey. The property has a private entrance into lobby area and stairs leading to first floor. there is a door from the lobby leading to the garage which is currently being used as a gym. The first floor is spacious and light with modern open planned living room and kitchen with dual aspect windows to front and back. There is a modern bathroom and master bedroom with cupboard space and loft hatch for extra storage. The property benefits from a garage which can be access from the rear of the property. This is a great property for first time buyers, investors or just a great down size for someone. rental potential £800 pcm and council tax band B.



- One bedroom freehold coach house
- Contemporary open plan layout
- Excellent road and rail links
- Arlesey train station connecting to Kings Cross in approx. 35 mins.
- Garage
- Set in a quiet cul de sac location
- Ideal first time buy
- Potential rental income of £800 pcm
- Council tax band B





Room Sizes

Lounge/ Kitchen Area - 5.34m x 4.15m (17' 6" x 13' 7")

Bedroom - 3.28m x 2.85m (10' 9" x 9' 4")

Bathroom - 1.94m x 1.85m (6' 4" x 6' 1")



Location

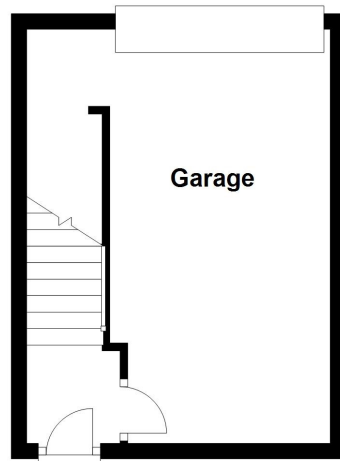
Arlesey

This property is situated in the Bedfordshire village of Arlesey. Located close to the Hertfordshire border with fantastic access to local towns such as Hitchin and Letchworth, providing shopping and entertainment facilities. Arlesey has a 'good' lower school and a well-regarded nursery. Arlesey train station provides access to London St. Pancras in approximately 40 minutes.



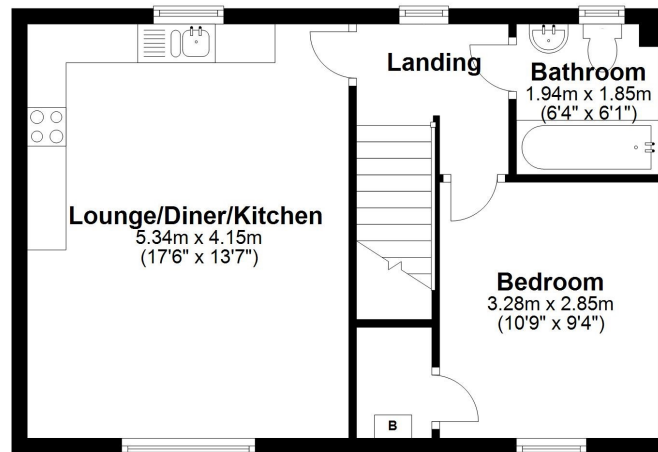
Ground Floor

Approx. 2.7 sq. metres (28.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 46.3 sq. metres (498.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		71	72
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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