



**High Street
Arlesey
Bedfordshire
SG15 6RA**

Offers in Excess of £307,000

bettermove 

High Street Arlesey

Bettermove are delighted to welcome to the market this charming two bedroom detached house in Arlesey.

The property benefits from double glazing and gas central heating throughout with a fire place as well as a log burner. The kitchen and the lounge have recently been rewired with new oak flooring fitted in 2017. The council tax band is C.

The interior of this beautifully-presented property comprises a spacious lounge/dining room with feature log burning stove, and modern fitted kitchen with oak units which was installed in 2019. The first floor consists of two bedrooms and the family bathroom which was also replaced in 2019. The exterior boasts an enclosed courtyard-style garden with sandstone paving, perfect for enjoying the summer months. There is a garden shed with power and lighting which provides useful additional storage.

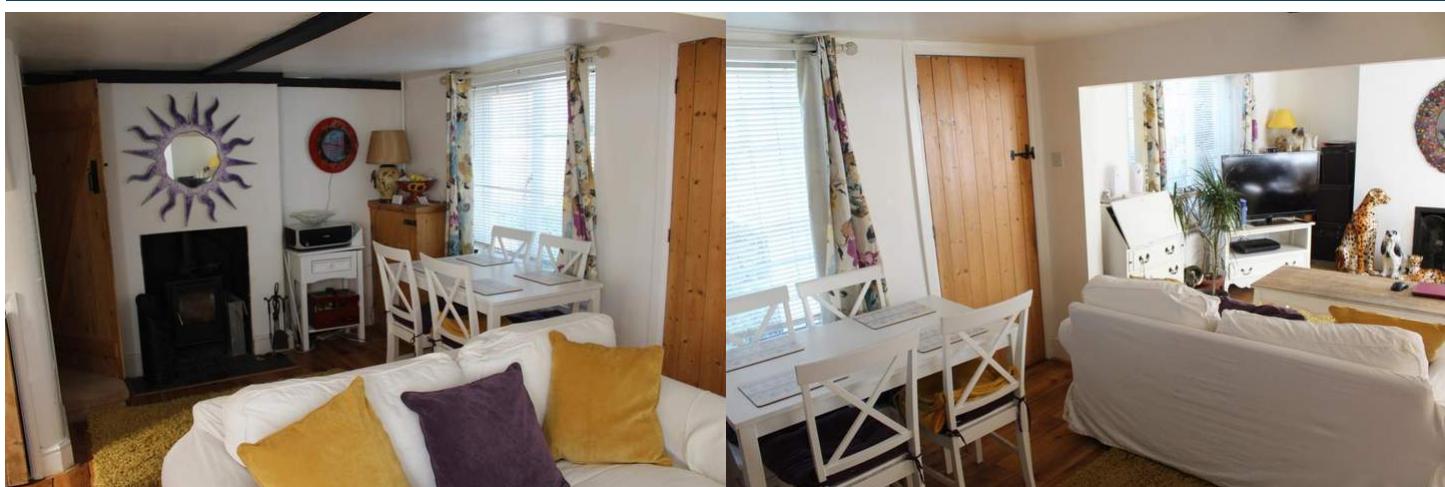
Situated in the popular town of Arlesey, the property is close to a number of local amenities including shops, supermarkets, pubs and cafes. Transport connections can be found from Arlesey train station, the A1 and A1(M).

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

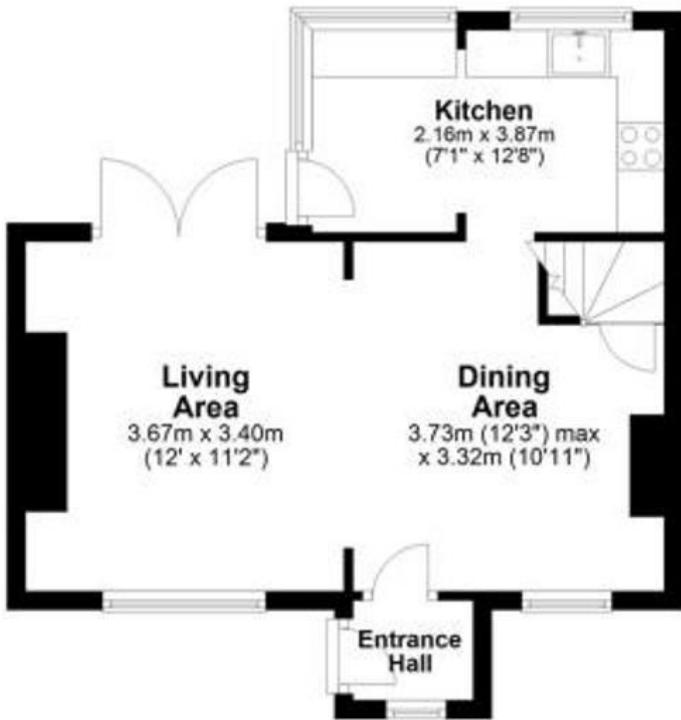
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



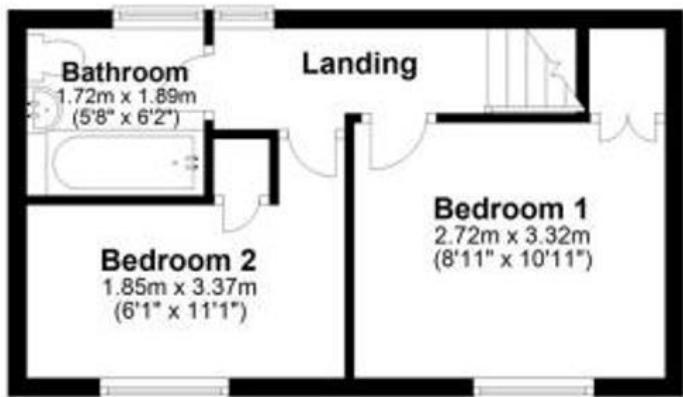
Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



First Floor

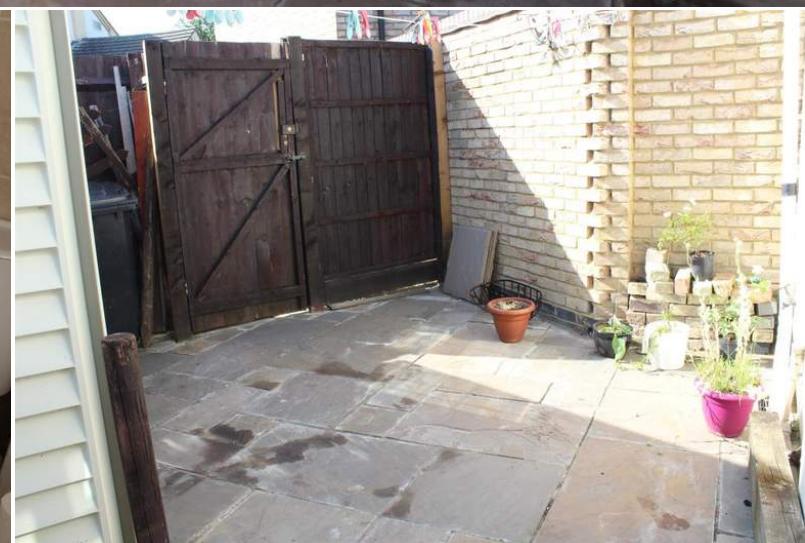
Approx. 25.2 sq. metres (271.8 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	54	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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