



179, High Street

Arlesey,
Bedfordshire, SG15 6SZ
£270,000

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properties

This beautifully presented 2 bedroom 1900's cottage has recently been updated throughout and is situated in the heart of Arlesey, with a westly facing sunny rear garden and has excellent commuter links to London St Pancras (38 minutes) via Arlesey main line train station.

- Gas central heating with a combination boiler fitted in 2019 and annually serviced
- Ideal 1st time buy or investment purchase with approximate rental income of £1,100 pcm
- New consumer unit installed in 2020
- Offered in excellent condition - Just move in !
- Upstairs Bathroom
- Short upward chain already in place

INTERNAL

GROUND FLOOR

Living Room

19' 6" x 11' 10" (5.94m x 3.61m) Entrance door into the living room. Double glazed window to front. Wood effect flooring. Radiator. Feature fireplace. Open plan to dining room. Dining room with double glazed window to rear. Wood effect flooring. Radiator. Archway into the kitchen. Stairs rising to first floor.

Kitchen

10' 6" (max) x 9' 1" (max) (3.19m max x 2.77m max) A range of wall and base units with worksurfaces over. Space for fridge/freezer, washing machine and tumble dryer. Tiled flooring. Window to side aspect. Oven and gas hob with extractor fan over. Tiled splashbacks.



FIRST FLOOR

Landing

Carpeted flooring. Access to part boarded loft.

Master Bedroom

11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to front aspect. Fitted wardrobes and fitted chest of drawers. Radiator.

Bedroom Two

8' 1" x 6' 5" (2.46m x 1.96m) Wood effect flooring. Double glazed window to rear. Radiator.

Bathroom

Suite comprising vanity wash hand basin, bath tub with shower over and low level WC. Range of wall and base bathroom storage cupboards and drawers. Wall mounted combination boiler. Heated towel rail. Tile effect vinyl flooring. Window to side.

OUTSIDE

Front Garden

Paved front garden.

Rear Garden

Paved rear garden enclosed by timber fencing. Patio area. Raised flower beds. External light. External water tap. Outhouse/ Store.

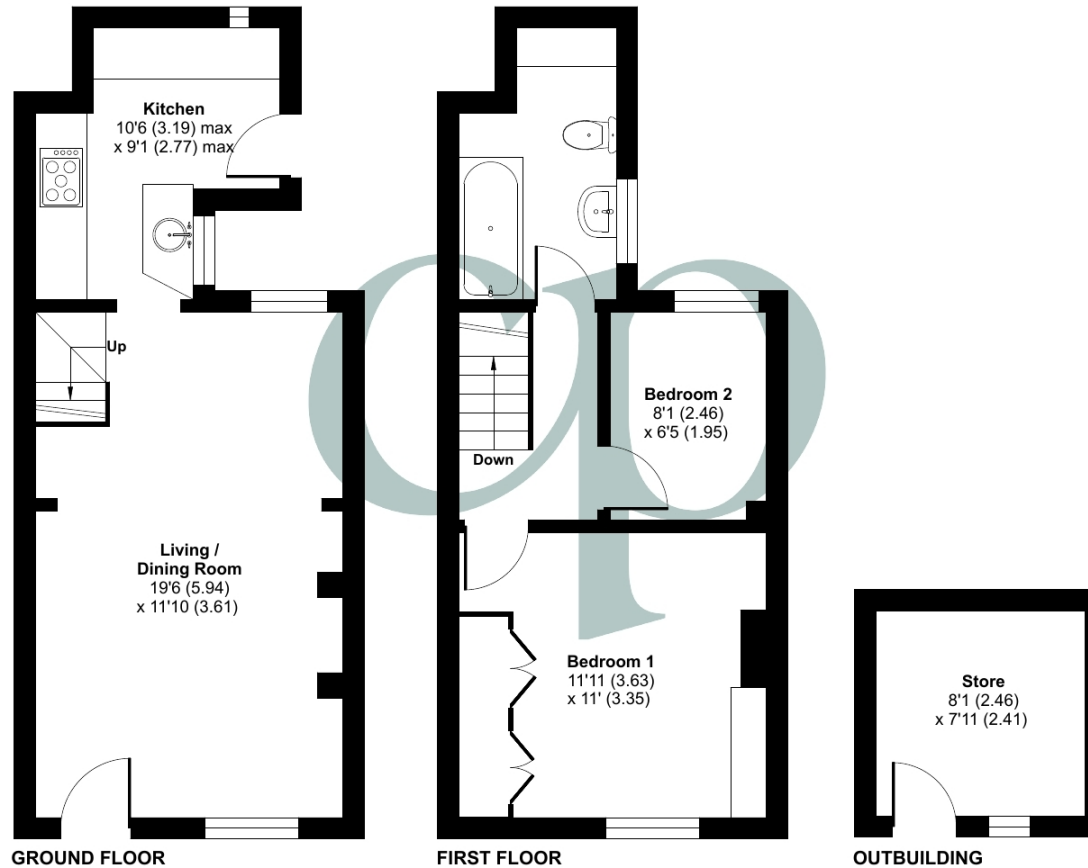


Approximate Area = 601 sq ft / 55.8 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 665 sq ft / 61.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Country Properties. REF: 1225729

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Viewing by appointment only

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