



2 Bed Cottage in High Street, Arlesey, SG15 6SZ | £320,000

Gothic

Estates.com

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Key Features

- Major renovation nearing completion
- Two DOUBLE Bedrooms
- Driveway parking to rear
- ALL NEW: wiring, plumbing, heating
- ALL NEW: windows, kitchen, bathroom
- West-facing garden + courtyard
- Upstairs bathroom
- EPC rated C

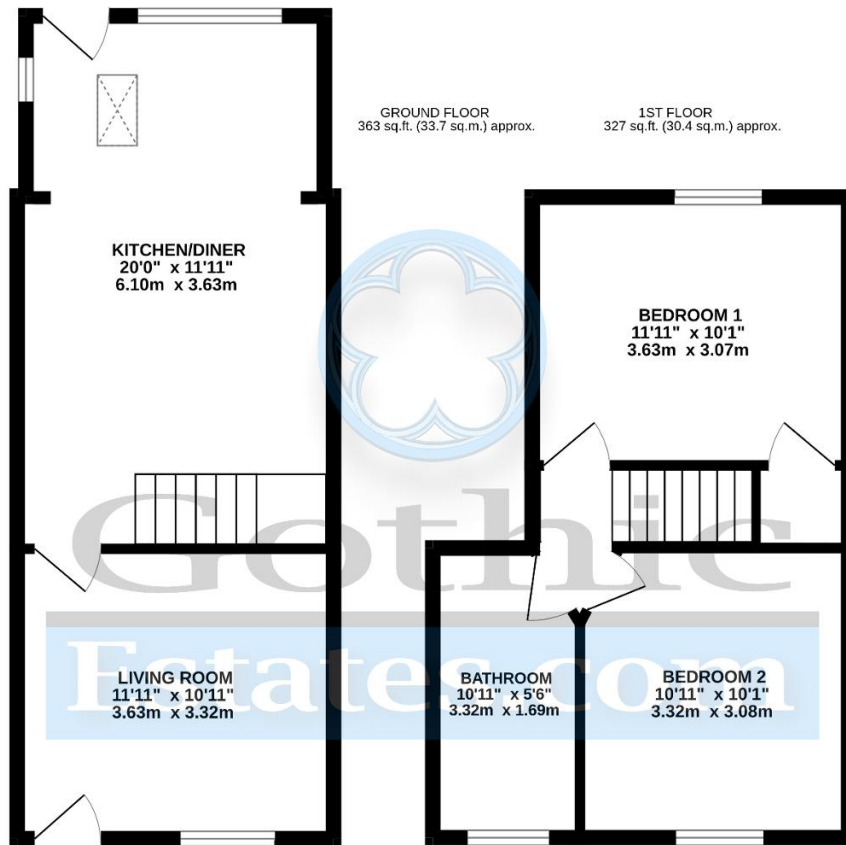
Description

Major renovation nearing completion on this roomy Victorian home. Extended ground floor gives generous Kitchen/Diner and living room at the front. Upstairs there's two double bedrooms and spacious bathroom. Property consists of front garden, main home, rear courtyard, sizeable two room brick outbuilding, rear parking for two medium cars and enclosed garden.

Major renovation with great spec including beautifully made new double glazed sash windows, slate counters in the kitchen and period style bathroom. The property will have NEW: electrical system & wiring, plumbing and rad heating, plastering and decoration, flooring, kitchen, bathroom, driveway parking surface, hand-made stair balustrade.

Location

Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		