



2 Bed Terraced in Hitchin Road, Arlesey, SG15 6SA | £269,000

Gothic

Estates.com

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VIDEO



## Key Features

- Vacant - CHAIN FREE upgrade project
- Victorian era character cottage
- Vehicular rear access into GARAGE
- Two double bedrooms
- Living Room with fireplace
- Two receptions - Separate Dining Room
- West facing garden
- Large workshop/garage to rear

## Description

\* CHAIN FREE \* DIY upgrade project \* Character Cottage with GARAGE PARKING to rear \* Two double bedrooms \* Two receptions - separate Dining Room \* West facing rear garden \* under 10 mins drive to Hitchin \* See WALK-THROUGH VIDEO here....

This attractive character cottage is located on the south side of Arlesey under 10 mins from Hitchin and Letchworth and walking distance to Arlesey's local shops. The property would benefit from re-decoration and upgrading and presents an excellent DIY project which is priced accordingly.

Featuring two double bedrooms and two receptions as well as vehicular rear access from Albone Way to the rear, there is much scope to create a fabulous home to your own needs. Options to re-fit the Bathroom and Kitchen, knock through the receptions (or not), revise the garage/workshop to the rear into a double parking space (or not), re-decorate and make it your own.

FREEHOLD  
VACANT - CHAIN FREE

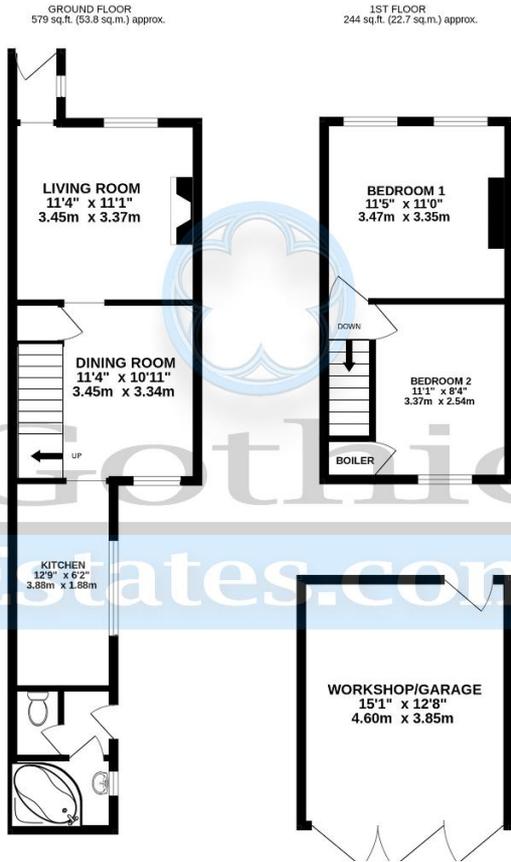
Nearest local shops - approx 8 mins walk  
Arlesey mainline station (direct London St Pancras from 39 mins) - 1.9 miles  
Letchworth Garden City (+ alternative line to Kings Cross) - 2.8 miles  
Hitchin centre - 4.1 miles  
Gothic Mede Academy (Lower School) 0.8 miles  
Council Tax Band B

## 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 : 823 sq.ft. (76.5 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		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		