



2 Bed Terraced in Straw Plait Way, Arlesey, SG15 6SJ | £265,000

Gothic

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## Key Features

- Two bedroom home CHAIN FREE
- Front driveway parking + block garage
- Enclosed rear garden with large shed
- Cul-de-sac location
- Two double bedrooms
- Double glazed and gas central heating
- Needs light DIY updates
- See WALK-THROUGH VIDEO here...

## Description

\* NO CHAIN SALE \* Cul-de-sac home with FRONT DRIVE + GARAGE \*  
Two double bedrooms \* Enclosed rear garden with large shed \* Needs  
light DIY updates \* Recent Worcester-Bosch Combi boiler \* Ideal First  
Time Buy \* See WALK-THROUGH VIDEO here....

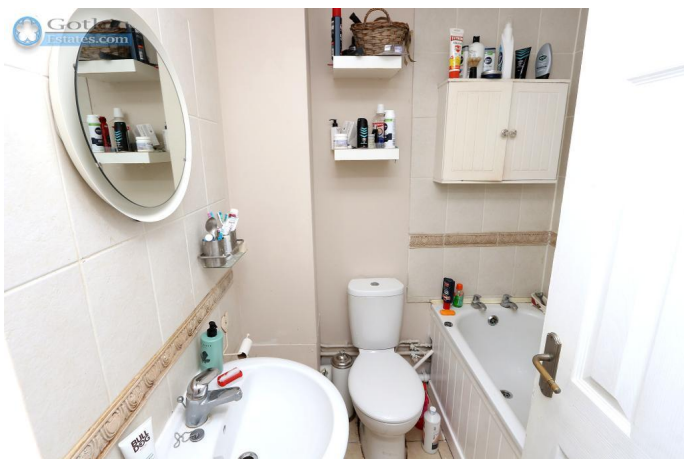
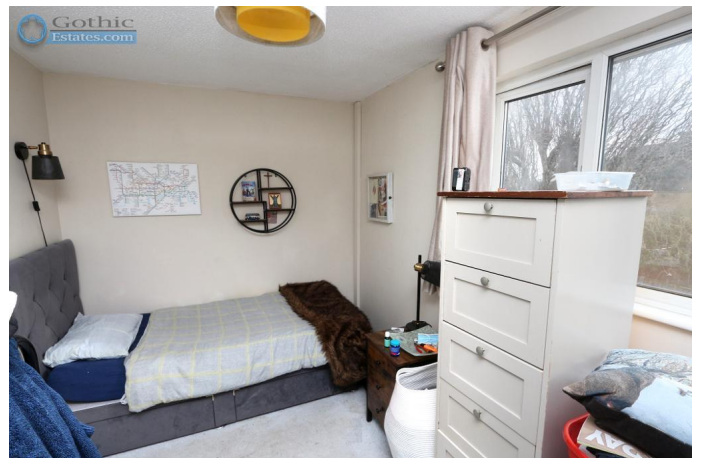
Great price for this terraced home with two double bedrooms and the  
all-important front drive parking PLUS a garage in a side block.  
Property has good double glazing and gas central heating and a new  
Worcester Bosch combi boiler fitted around 5 years ago. Boarded loft  
space Kitchen fittings are well-used and could do with renewing,  
otherwise just a light DIY decor project. SOLD WITH NO CHAIN!

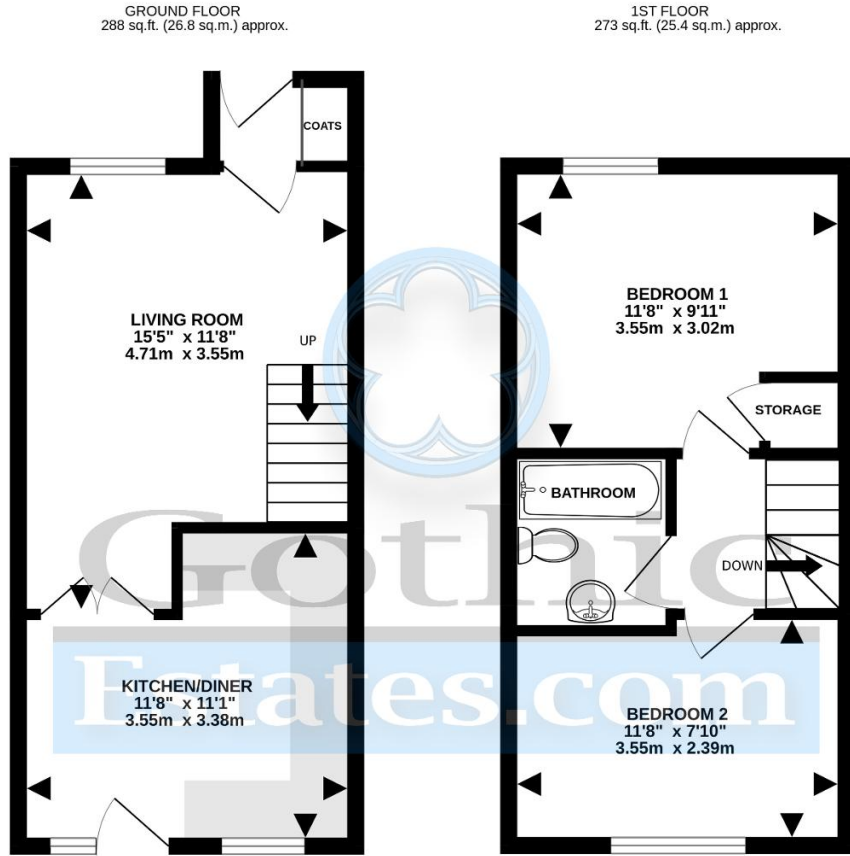
Arlesey mainline station (39 mins direct London St Pancras) 1.5 miles  
Local shopping 0.1 miles 2 mins walk  
Gothic Mede Academy (Lower school) 0.4 miles 8 mins walk  
Letchworth Garden City approx 3.3 miles  
Hitchin approx 4.6 miles  
Council Tax band B

## 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: 561 sq.ft. (52.2 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>76 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		