



**Kennedy
& Foster**

73 High Street
Arlesey
SG15 6SW
£285,000

- DOUBLE FRONTED COTTAGE (ORIGINALLY 2 COTTAGES)
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- BATHROOM
- SEPARATE OUTSIDE W.C
- BARNs WITH SCOPE FOR MANY USES (STPP)
- GARAGE



UNEXPECTEDLY BACK TO MARKET 13/06/2024

Situated in the heart of Arlesey this double fronted cottage (originally 2 cottages) that must be viewed to see what this property has to offer. This delightful home, which requires some updating, comprises of: Front to back Lounge, Kitchen/breakfast room, 3 bedrooms, bathroom and separate W.C. To compliment the property is the barns ideally used for many uses (STPP), garage, and courtyard garden. The current owners/occupiers are looking to relocate with no upward chain, please contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

KITCHEN/BREAKFAST ROOM

18' 5" x 11' 11" (5.61m x 3.63m)

BREAKFAST AREA

Stairs to first floor, radiator, door to lounge, gas fire with back boiler, uPVC double glazed window to front.

KITCHEN AREA

Wall, base and drawer units with work surfaces over. Stainless steel single drainer Sink unit, space for cooker, washing machine and fridge. uPVC double glazed window and door to rear.

LOUNGE

18' 05" x 11' 07" (5.61m x 3.53m) uPVC double glazed window to front and rear, two radiators.

FIRST FLOOR LANDING

Loft access, airing cupboard with storage and hanging rail. Doors to:

BEDROOM ONE

9' 02" x 9' 02" (2.79m x 2.79m) uPVC double glazed window, radiator, fitted wardrobe along one wall.

BEDROOM TWO

9' 2" x 8' 4" (2.79m x 2.54m) uPVC double glazed window to rear, radiator, fitted wardrobe.

BEDROOM THREE

10' 2" x 8' 04" (3.1m x 2.54m) uPVC double glazed window to rear, radiator, built in wall shelved cupboard.

BATHROOM

Panelled bath, pedestal basin, fully tiled shower cubicle with shower over, uPVC double glazed frosted window to rear, radiator.

OUTSIDE

REAR GARDEN

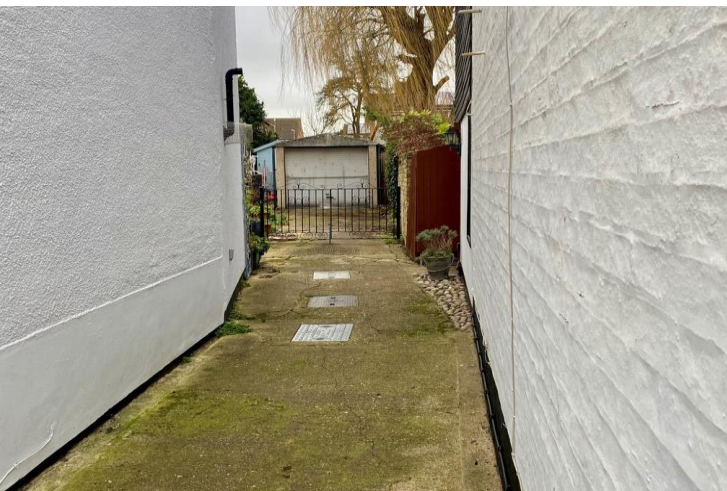
patio area, barns/workshop with power, outside W.C.

GARAGE

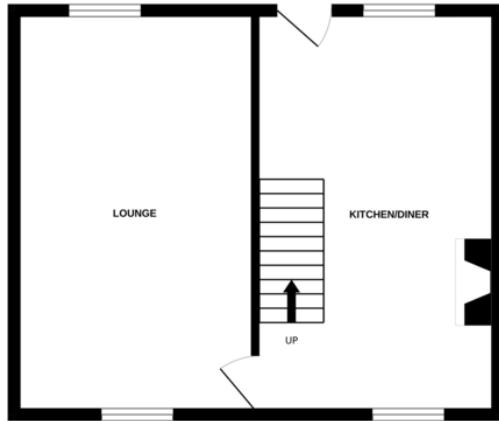
parking all behind, footpath to access front.

AGENT NOTES

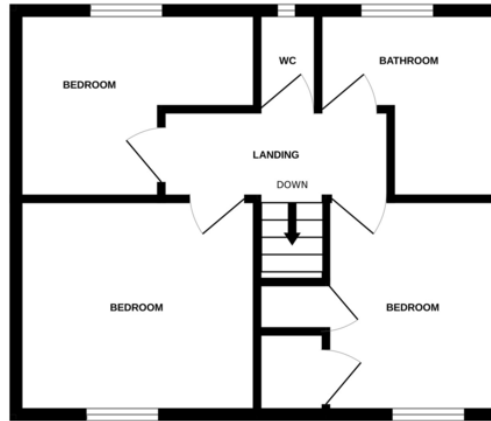
The vehicle access to the garage was ideally built for smaller cars due to the age of the property.



GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX BAND

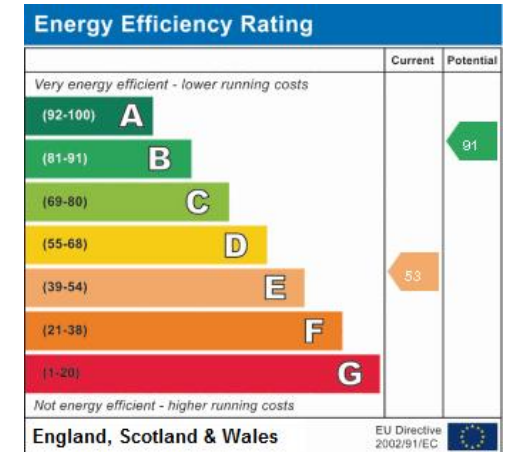
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements