



 **Butler**
RESIDENTIAL



6 Three Tuns Close, Arlesey, SG15 6AG

£325,000

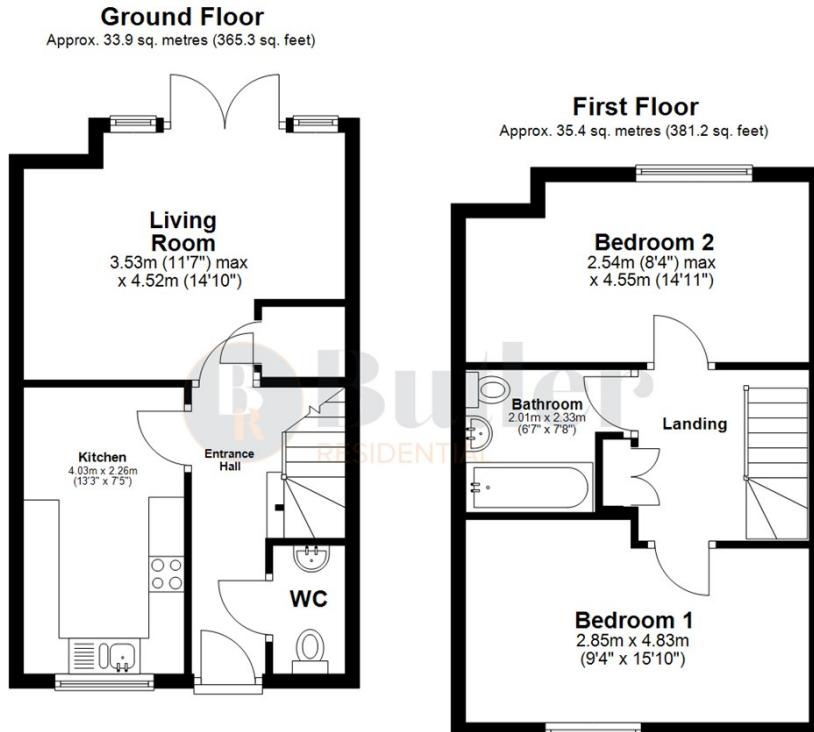
Located in Arlesey, this is a two-bedroom terraced home with a car port and allocated parking.

Step inside an entrance hall with space to hang coats and bags, with a convenient W/C to your right. At the front of the property is the kitchen, featuring gloss units, an integrated fridge-freezer, a gas hob, fan oven, and space for a washing machine. Continuing through the home is a bright lounge offering views of the garden through French doors, seamlessly connecting the indoors with the outside.

Upstairs are two double bedrooms and a three-piece bathroom.

Outside, you'll find a low-maintenance garden with a patio area, evergreen artificial lawn, and a shed, ideal for storing bikes and garden tools. To the front, there is a small garden area planted with shrubs.

Floor Plan

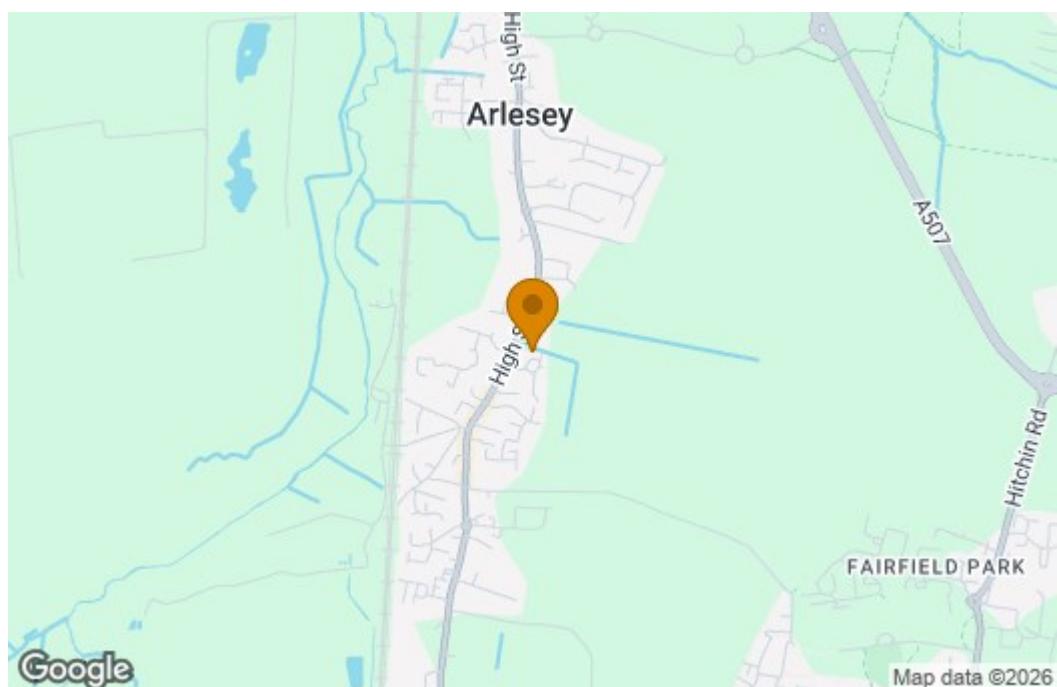


Total area: approx. 69.4 sq. metres (746.5 sq. feet)

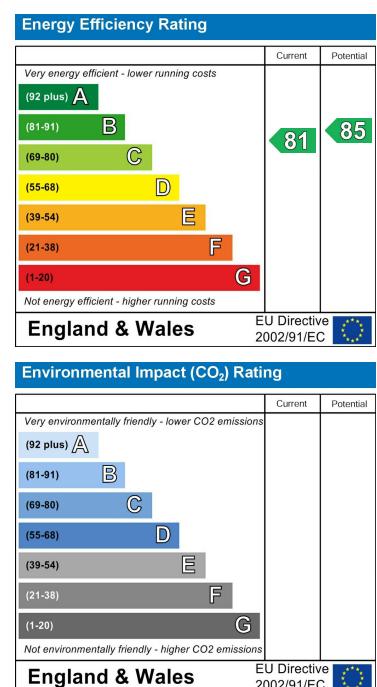
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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