



## **2 Three Tuns Close, Arlesey, SG15 6AG**

**£1,250 Per Month**

An excellent opportunity to rent this two bedroom mid terraced home finished to a high standard, kitchen with integrated appliances, lounge, cloakroom, two bedrooms and a bathroom, Parking for two cars, available early JUNE 2025.

## Specification

### Entrance Hall

uPVC entrance door, stairs leading to first floor, cloaks cupboard.

### Cloakroom

White suite comprising of w.c, pedestal wash hand basin, tiled splash back, tiled floor.

### Lounge 15'0" x 13'0" (4.57 x 3.96)

French doors to garden.

### Kitchen 9'0" x 7'0" (2.74 x 2.13)

Fully fitted kitchen with integrated appliances and tiled floor.

### Landing

### Bedroom One 15'0" x 8'0" (4.57 x 2.44)

Window to front, radiator.

### Bedroom Two 8'0" x 13'1" (2.44 x 3.99)

Window to rear, radiator.

### Family Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c and wash hand basin, window to rear.

### Front Garden

Path leading to front door.

### Rear Garden

Fully enclosed with fencing, gated access to rear, paved patio area, allocated parking space behind gate.

### Carport

Additional sheltered parking for one car.

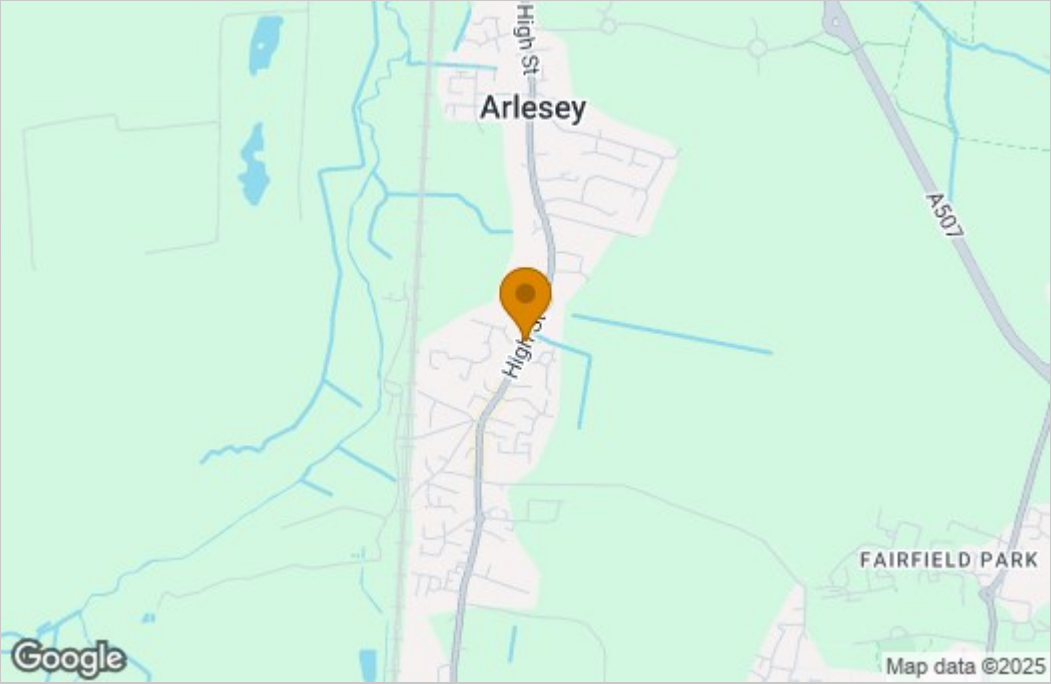
### Agents Notes

Tenancy term. Minimum 6 months.

Council Tax Band

Floor Plan

Area Map



Energy Efficiency Graph



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