



61, New Town

Codicote, Hitchin,
Hertfordshire, SG4 8UQ
£400,000

country
properties

Victorian charm in the centre of the village close to shops and amenities. This semi detached extended home offers 2/3 bedrooms and bathroom and cloakroom and a delightful rear garden.

- 2/3 Bedroom cottage
- Garden with views over countryside
- Recently recarpeted
- Short walk to shops and amenities
- Kitchen Breakfastroom
- Well Presented

Ground Floor

Living Room

Replacement composite leaded light double glazed door leading through into the living room with a walk in bay window with built in seating area and storage below, UPVC double glazed Georgian style window to front, dado rail, radiator. There is a feature open fireplace with tiled rear, stone hearth and timber surround and mantle. The room has been recently re-carpeted. There is a walkway through to the dining area. Cupboard housing meters.

Dining room

Replacement UPVC double glazed window to side. Radiator, dado Rail, stairs first floor with under stair storage cupboard and further storage space to the bottom of the stairs. Walk way through to in the inner hall. Ample room for dining table and chairs. Recently re-carpeted.

Inner Hall

Running to the rear of the property, the hall has doors leading to the bathroom and bedroom 3 / study and a multi pane glazed door leading through to the kitchen. Dado rail radiator, recently re-carpeted.

Bathroom

Replacement UPVC double glazed Georgian style window to side with obscured glass. A three piece white suite comprising of a panel bath with mixer tap and shower attachment, glass shower screen and ceramic wall tiling. Low level dual flush WC, pedestal wash and basin. Recently laid vinyl floor with wood strip affect. Wall mounted shaver light point.



Study / Bedroom 3

Replacement UPVC double glazed Georgian style window to side, ceiling coving, radiator.

Kitchen

Kitchen with roll edge worktop painted cupboards above and below. 1 ½ bowl sink unit with mixer tap over, wall mounted Worcester Bosch gas boiler, space and plumbing for dishwasher and automatic washing machine, space for gas oven, space for under worktop fridge and further tall fridge freezer. Ceramic wall tiling replacement UPVC double glazed windows and Georgian style door leading out onto steps down to the garden.

First floor

Landing

Landing with loft hatch and drop down ladder. Doors to bedrooms 1, 2 and cloakroom.

Bedroom 1

Replacement UPVC double glazed Georgian style window to front. A good sized double bedroom with ceiling coving, original cast iron fireplace with timber surround and mantle, radiator, ample room for freestanding wardrobes and other furniture.

Bedroom 2

Replacement UPVC double glazed Georgian style window to rear, radiator, built in wardrobe with shelf and hanging space within and further cupboard over. Original cast iron fireplace with timber surround and mantel.

Cloakroom

Replacement UPVC double glazed Georgian style window to side, low level WC, wall hung wash hand basin, ceramic wall tiling to splashback area. Radiator.

Outside

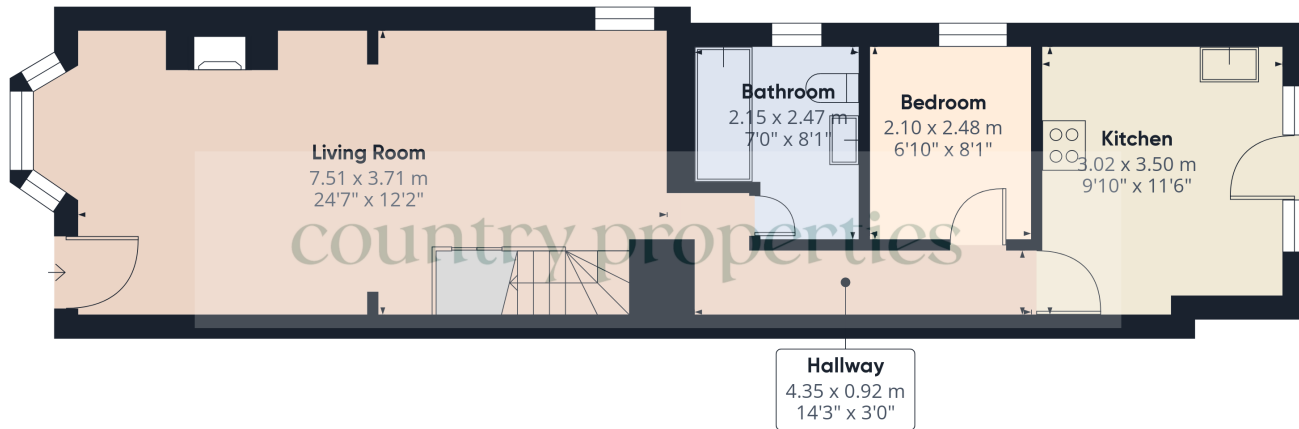
Front Garden

A paved front garden that the owner currently parks her small car on.

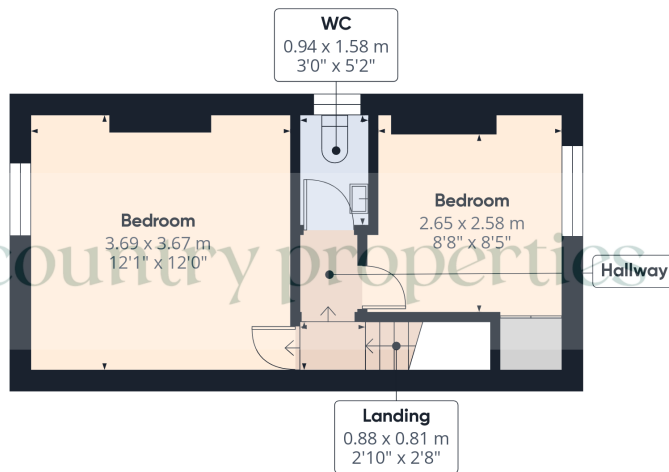
Rear Garden

The rear garden is mainly laid to lawn with various flowers and shrubs to borders, timber fence around and a timber tool shed, small fence and gate with stairs leading down to a further large tool shed. Immediately to the rear of the property is a block paved patio area with space for seating, and stairs leading up to the back door, side passage providing access to the front of the property.





Ground Floor



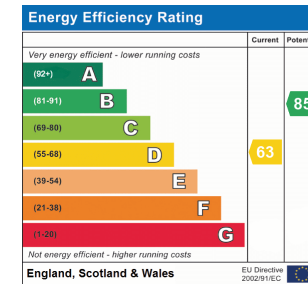
Floor 1

Approximate total area⁽¹⁾
77.08 m²
829.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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