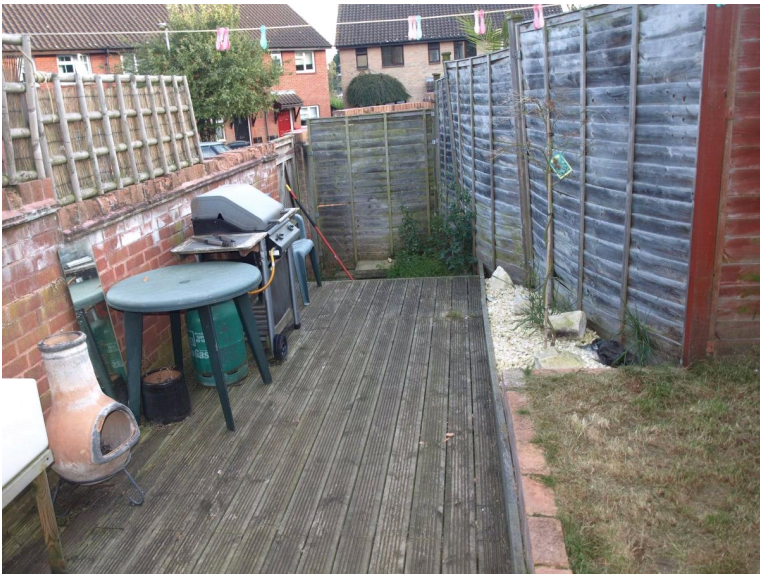


17
The Paddocks Codicote
SG4 8YX

Quick reference 599404

£155,000





Ground

Canopy Porch

Lounge (Reception)

15' 9" x 11' 7" (4.80m x 3.53m) Double glazed front door and double glazed window to front elevation. Stairs to first floor with space under for workstation. Laminate flooring. Electric storage heater. Through to:-

Kitchen

11' 3" x 8' 4" (3.43m x 2.54m) Double glazed door to rear garden and window to rear. Range of modern units comprising wall and floor storage cupboards and working surfaces. Sink unit. Oven and hob. Fridge freezer. Plumbed for automatic washing machine. Tiled floor. Tiled splashback areas.

First

Bedroom

11' 3" x 8' 4" (3.43m x 2.54m) Plus recess area for the deep wardrobe storage cupboard. Double fitted wardrobe. Agents note. The water tank has been moved into the loft space. We understand this is a pressurised system and the hot water is heated by electric.

Bathroom

Refitted modern white suite with pannelled bath and Aqualisa thermostatically controlled shower. Low level WC. Wash hand basin. Ladder style heated towel rail. Double glazed window to rear. Tiled walls.

Outside

Garden

There is a rear garden with lawn and step down to decking area for outside enjoyment. There is a rear gated pedestrian access via locked gate. Brick retaining wall to rear and fenced both sides to garden making this a child safe area. There is an allocated parking space and ample visitor spaces in the area.

One Bedroom House With Garden and Parking Space EPC Rating D

- * Ideal first purchase or Buy to Let
- * All electric with low bills
- * Lounge/Diner
- * Fitted kitchen with appliances
- * Double bedroom
- * Refitted bathroom
- * Double glazing & Electric heating
- * Garden at rear
- * Allocated parking
- * Close to open countryside with public footpaths

