



54, Valley Road

Codicote, Hitchin,
Hertfordshire, SG4 8YB
Guide Price £225,000

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This chain-free two-bedroom first-floor maisonette offers a cozy and convenient home in a charming village setting. It features on-street parking, making daily access easy and hassle-free. Perfect for those seeking a peaceful lifestyle with local amenities nearby, this property provides comfortable living in a lovely village location. An excellent opportunity for first-time buyers or those looking to downsize!

- TWO BEDROOM FIRST FLOOR MAISONETTE
- VILLAGE LOCATION
- LOFT ACCESS
- LOUNGE
- BATHROOM
- ONE LARGE DOUBLE AND SINGLE BEDROOM

GROUND FLOOR

Private double glazed front door leading into entrance hall. Stairs leading to first floor

FIRST FLOOR LANDING

Loft access. Radiator. Built in cupboard. Additional over stairs storage cupboard.

LOUNGE

Double glazed window to rear aspect. Radiator. TV point. Carpeted. Wall based thermostat.



KITCHEN

Stainless steel sink and drainer. Cupboards at wall and base level with rolled edge worksurfaces. Washing machine. Electric cooker and hob. Fridge Freezer. Radiator. Built in storage cupboard. Part tiled walls. Double glazed window to rear aspect.

BEDROOM ONE

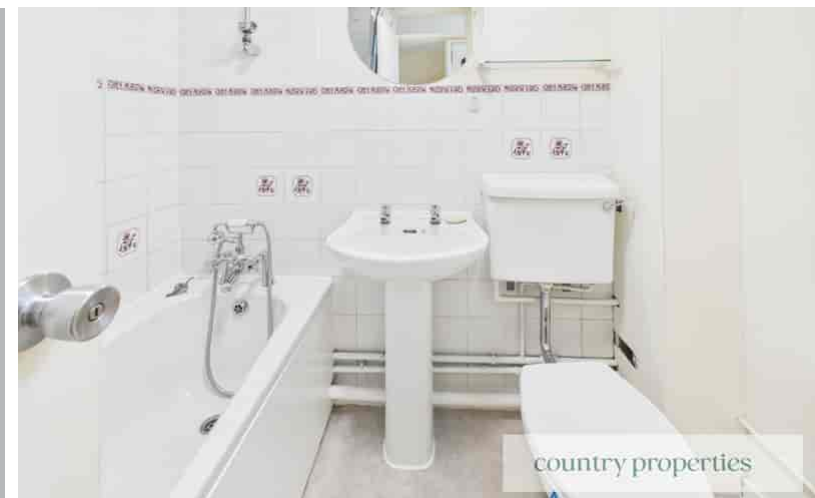
Double glazed window to rear aspect. Radiator. Carpeted.

BEDROOM TWO

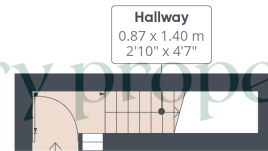
Double glazed window to front aspect. Radiator. Carpeted.

BATHROOM

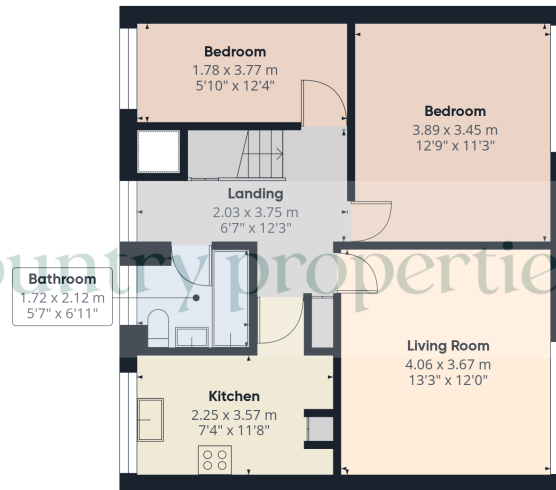
Paneled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Wall based heated towel rail. Part tiled walls. Frosted double glazed window.



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Ground Floor



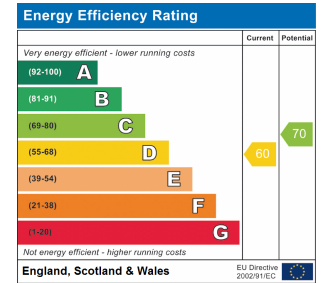
Floor 1

Approximate total area⁽¹⁾
57.4 m²
617 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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