



New Town

Codicote,
Hertfordshire, SG4 8UQ

Guide Price **£395,000**

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properties

The house has been subject to sympathetic improvement and extension over the years providing many fine features which include a fireplace to the main sitting room, plus other rooms, triple glazing and re fitted boiler. The house also offers a secluded westerly facing rear garden. The property is located close to the high street with its shops, bakers, pubs, bus services, takeaway and other village amenities. The local village school is within easy walking distance. Parking is to the front of the house [not allocated] however it may be possible to create a small off road parking space.

Ground Floor

Entrance

Glazed panel entrance door to lounge/dining room.

Lounge/dining room

25' 5" x 11' 7" (7.75m x 3.53m)

Wood flooring, feature fireplace, with wood surround, TV and telephone point, door to understairs cupboard, two radiators, window to front aspect, large storage area, cupboard housing meters, fitted shelving.

Study

7' 1" x 6' 1" (2.16m x 1.85m)

Study area with radiator, window to side aspect, wood floor.

Kitchen/Conservatory

14' 5" x 10' 2" (4.39m x 3.10m)

Range of base and eye level units with single drainer sink unit with cupboards below, plumbing for washing machine and dishwasher, tiled floor, wall mounted gas fired boiler, water softener, door to garden, radiator.



First Floor

Landing

With wood floor, hatch to loft, fitted shelving.

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)

Original wood flooring, built in double wardrobe, radiator, window to rear aspect.

Bedroom Two

11' 7" x 10' 11" (3.53m x 3.33m)

Feature fireplace, window to front aspect, radiator, original wood flooring, attractive coving.

Bathroom

Re-Fitted bathroom with roll top bath with side taps, separate shower cubicle, wash basin, w/c, heated towel rail, frosted glazed window.

Outside

Front of house

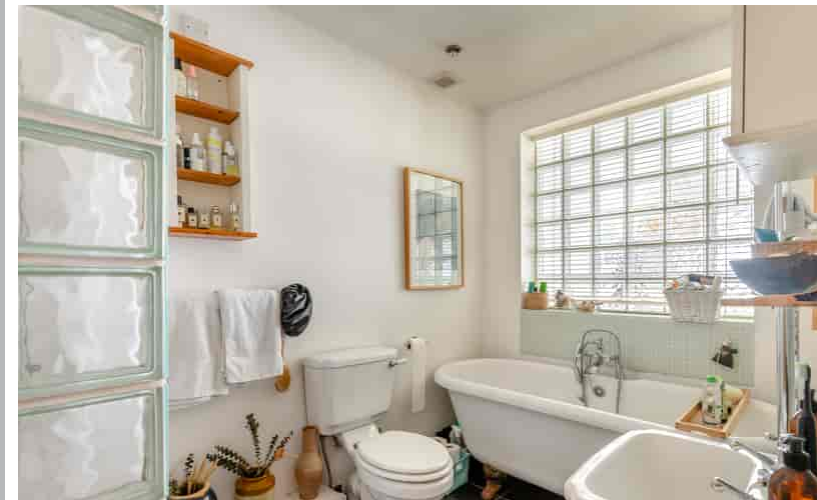
Paved front area, it may be possible to create a small parking area.

Side of house

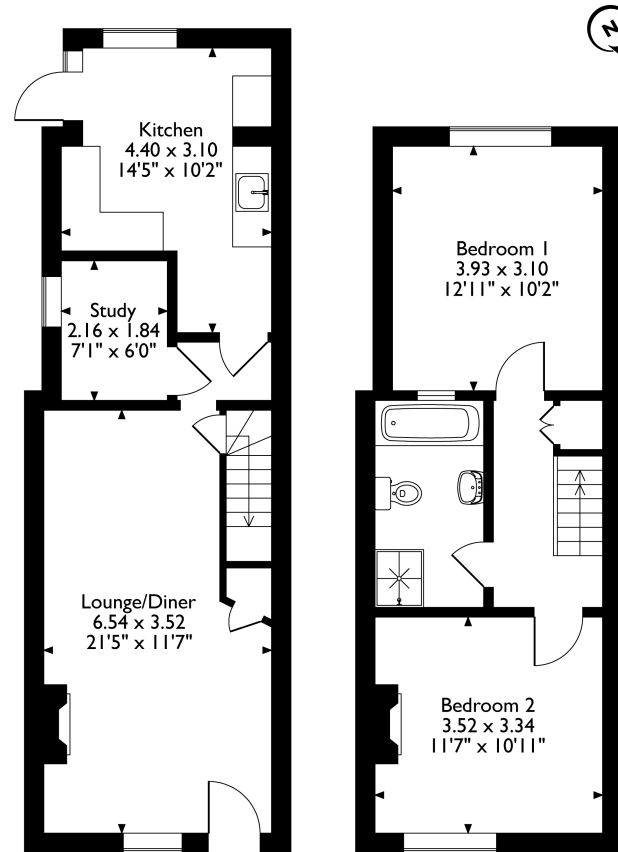
There is a joint path/right of way providing access to rear garden.

Rear garden

Westerley facing rear garden with block paved terrace, steps up to lawn, with shrubs, borders and flower beds, decked area, shed.



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 Approximate Gross Internal Area
 77 Sq M/829 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

Country Properties | 10, High Street | AL6 9EQ

T: 01438 716471 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

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