



# 15, Heath Lane

Codicote, Hitchin,  
Hertfordshire, SG4 8YD  
£1,300 pcm

country  
properties

This one bedroom property is available part furnished. With a feature wood burner, one bedroom and outdoor office space this property is ideal for a single person or couple. Close to local amenities, this cottage is in a great location.

- 1 BEDROOM
- PART FURNISHED
- OUTDOOR OFFICE WITH BUILT IN BED THAT COULD BE USED AS ANOTHER BEDROOM
- CLOSE TO LOCAL AMENITIES
- FEATURE WOODBURNER
- ON STREET PARKING
- LONG COURTYARD PARKING
- IDEAL FOR SINGLE PERSON

## Ground Floor

### Living Room

Solid wood flooring, sofa, dining room table, shoe storage, double glazed UPVC windows overlooking the front, wood burner, under the stair storage, opening leading to stairwell, opening leading to kitchen, shelving storage unit, low level wooden beam and exposed brickwork gives it a true cottage feel.

### Kitchen

Good selection of wall and floor storage cupboards in grey and white, marble effect worktop, sink basin with old style mixer tap, Integrated Baumatic two hub induction hob, integrated oven, barn style door leading to outdoors, tiled flooring.

### First Floor

### Landing

Carpeted small storage area, double glazed UPVC window overlooking the side, doors leading to bathroom and bedroom.

### Bedroom

Carpeted, double glazed UPVC windows overlooking the front, grey coloured free standing draws, wardrobe with two draws underneath, radiator, mirror.



## Bathroom

Three piece bathroom suite comprising of low level WC, sink basin with chrome mixer tap, low level bath with rainfall shower and separate shower attachment, heated towel rail, shaver point, tile effect vinyl flooring, cupboard housing the water tank, obscured glass, double glazed obscure UPVC windows overlooking the rear, downlighters, loft access.

## Outside

### Rear Garden

The garden splits into 3 parts. The first part contains a Small lean too shelter, slabbed path leading to steps and outdoor storage. Outdoor storage contains freestanding fridge/freezer and washing machine. Small stoned area.

Part 2 is the continuation of the path. Stoned area both sides with small raised beds and arch.

Part 3 continuation of slabbed path. Small shed, outdoor table and chairs and double doors leading to outdoor office.

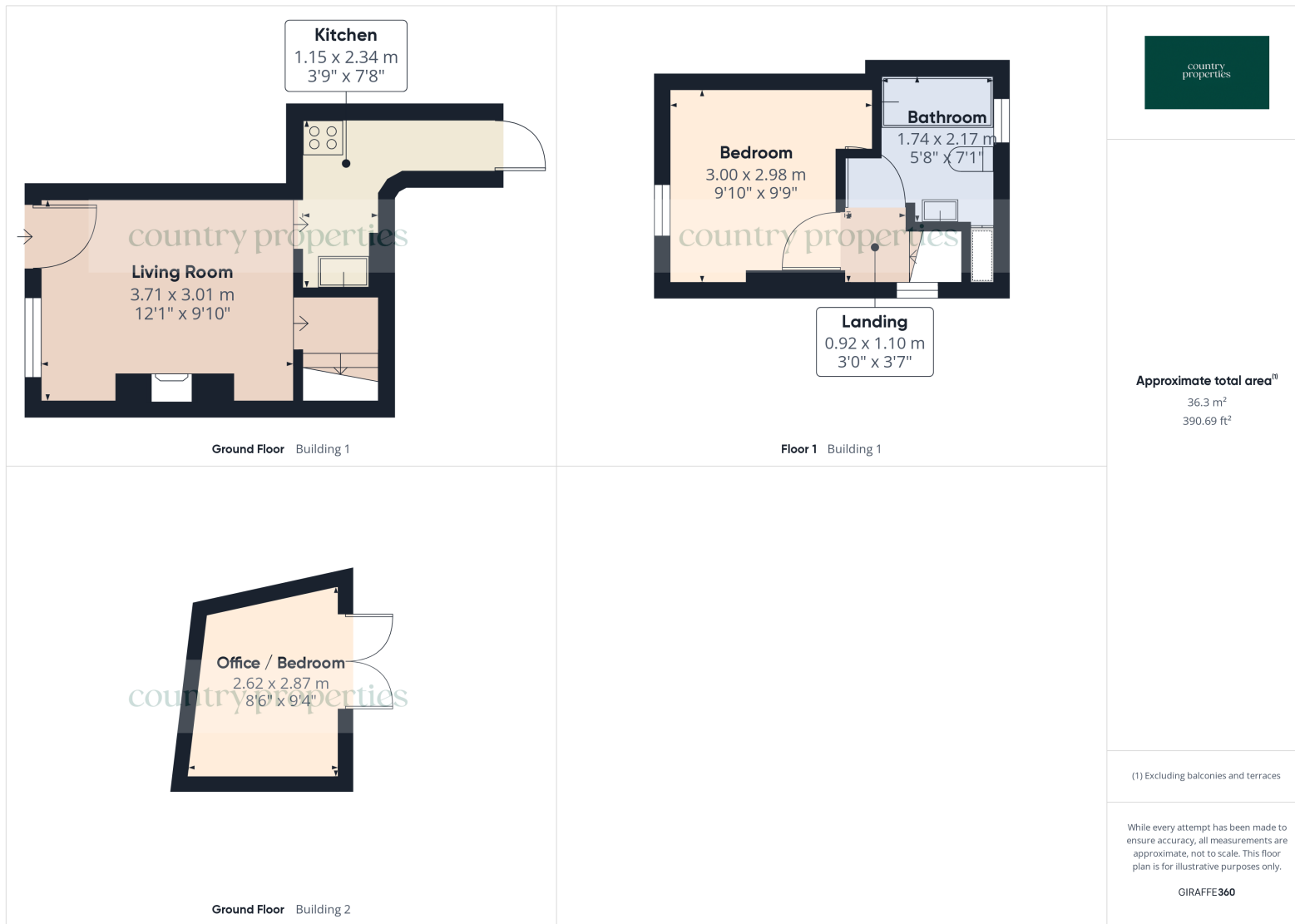
## Outdoor Office / Bedroom 2

Laminated flooring, dual aspect delux windows, down lighters, radiator, built in desk and storage, built in bed.

### Agents Notes

Council Tax Band: C £1888 P.A  
Deposit: £1500  
EPC Rating:  
12 Month contract





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

## Viewing by appointment only

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