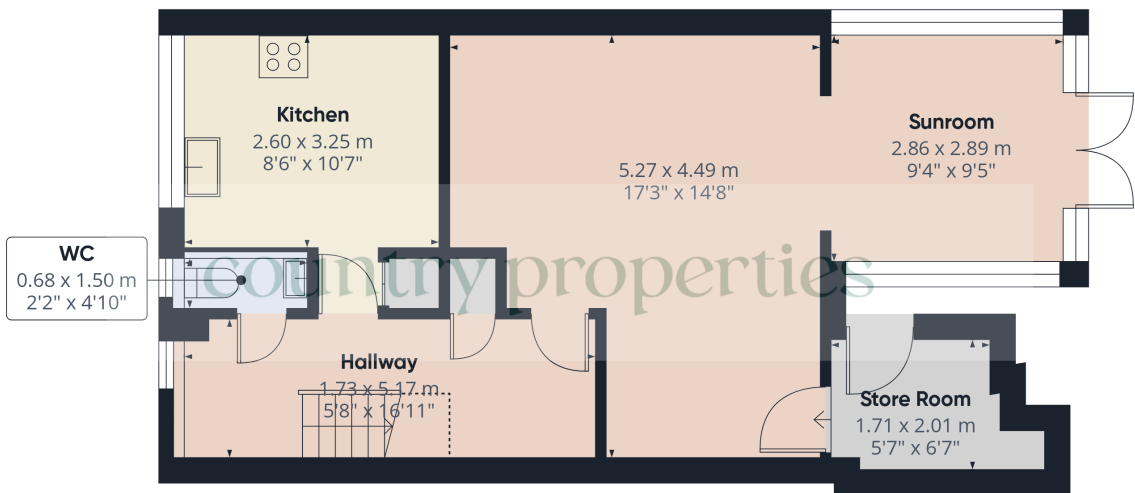


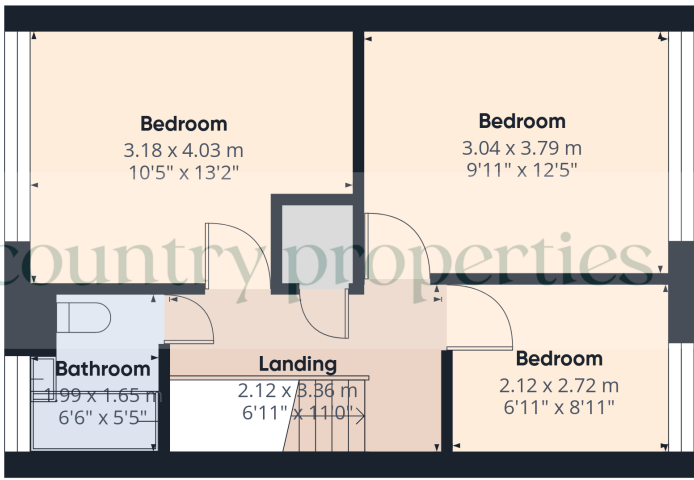


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properties

1, The Close  
Codicote, Hitchin,  
Hertfordshire, SG4 8YQ  
Guide Price £450,000



Ground Floor



Floor 1



**Approximate total area<sup>1)</sup>**  
89.6 m<sup>2</sup>  
964 ft<sup>2</sup>

**Reduced headroom**  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

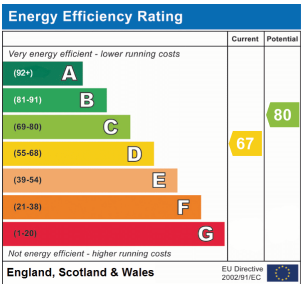
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





JUST BRING YOUR SUITCASES AND MOVE IN!!! This lovely refurbished 3 bed end of terrace is offered to you CHAIN FREE! The house comprises of a refitted kitchen & bathroom, full re-wire and permission granted for a drop curb for off road parking. This property is perfect for investment or first time buyers.

- CHAIN FREE!!
- REFITTED KITCHEN & REFITTED BATHROOM 2023
- 3 BED END OF TERRACE
- RE-WIRED 2023
- PERMISSION FOR DROPPED CURB GRANTED
- NEW CARPET & FLOORING 2023
- RURAL VILLAGE LOCATION
- ON STREET PARKING

Ground Floor

Hallway

Laminated flooring. Carpeted stairs to the first floor. Radiator. Doors leading to living room, kitchen and w/c.

Kitchen

Fully furnished refitted kitchen with a selection of wall and floor storage cupboards with white frontage and black handles. Integrated appliances including Beko dishwasher, Beko oven, Beko induction hob with extractor fan over. Freestanding Hotpoint fridge/freezer and washing machine will be left by current vendor. Stainless steel sink basin with chrome mixer tap. Cupboard housing Worcester boiler. Sunken ceiling downlighters. Replacement double glazed UPVC window overlooking the front.

Living Room / Diner

Continuation of laminate flooring from hall. Sunken ceiling downlighters. Multiple radiators. Tv and internet point. Access into store room and conservatory



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Downstairs w/c

Two piece bathroom suite comprising of low level w/c with dual flush. Vanity sink basin with chrome mixer tap. Small obscure double glazed window to front. Heated towel rail. Sunken ceiling downlighters.

Conservatory

Full glass conservatory letting in ample natural light. Continuation of laminated flooring from lounge. Wall mounted lighting with radiator.

Store Room

Connected from the living room, currently used for storage.

First Floor

Landing

Carpeted. Doors leading to all rooms. Loft access. Door to airing cupboard housing water tank with slatted shelves.

Bedroom 1

Continuation of carpet, radiator, large double glazed window to rear, pendent light fitting.

Bedroom 2

Continuation of carpet, radiator, large double glazed window to front, pendant light fitting.

Bedroom 3

Continuation of carpets, radiator, double glazed window to rear, pendant light fitting.

Bathroom

Recently refurbished three piece bathroom suite comprising of low level w/c with dual flush, 'L' shaped paneled bath with chrome mixer tap with rainfall shower and glass shower screen and sink basin with chrome mixer tap. Fully tiled walls, laminated flooring. Ceiling fan and shaver point. Heated towel rail. Double glazed obscure window to front. Sunken ceiling downlighters.

Exterior

Front Garden

Mainly laid to lawn with pathway leading to UPVC door. Hedge bordering the property. Planning permission granted for dropped curb.

Rear Garden

Paved garden with graveled borders containing a selection of potted flowers. Gated side access. Storage shed. Continuation of hedge border.



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