



184 High Street, Codicote, Hitchin, Hertfordshire, SG4 8UB

- Two Bedroom Traditional Cottage
- Village Location
- Spacious Reception Rooms
- Modern Bathroom
- Long Garden
- Double Glazed Throughout
- Close To Local Amenities
- Excellent Local Sports Facilities



PROPERTY DESCRIPTION

Located in a desirable village location, this impressive two bedroom cottage is ideal for downsizers, first time buyers or investors. Upon entering the property you are welcomed into a spacious reception room that flows into the equally generous lounge with a working log burner. The modern fitted kitchen is a real highlight with integrated appliances and a breakfast bar situated under the window. Ascending the stairs the master bedroom is bathed in natural light, a second bedroom that could also be used as an office if needed offer convenience and space. The bathroom has a walk in shower, basin and w/c. Externally to the rear is a patio area, grape wrapped pergola, and potting shed. Viewings are highly recommended.



ROOM DESCRIPTIONS

Welcome to Codicote

We are delighted to offer this charming two bedroom Cottage in a sought after VILLAGE location. The property offers; dining room, spacious reception room, kitchen with appliances, two good size bedrooms, shower room and large landscaped garden. Situated on a quaint High Street where there are a range of village shops and eateries on your door step. For the sports enthusiast the village also offers great facilities for football, cricket and tennis. Great road links for the A1 and Mainline stations.

External

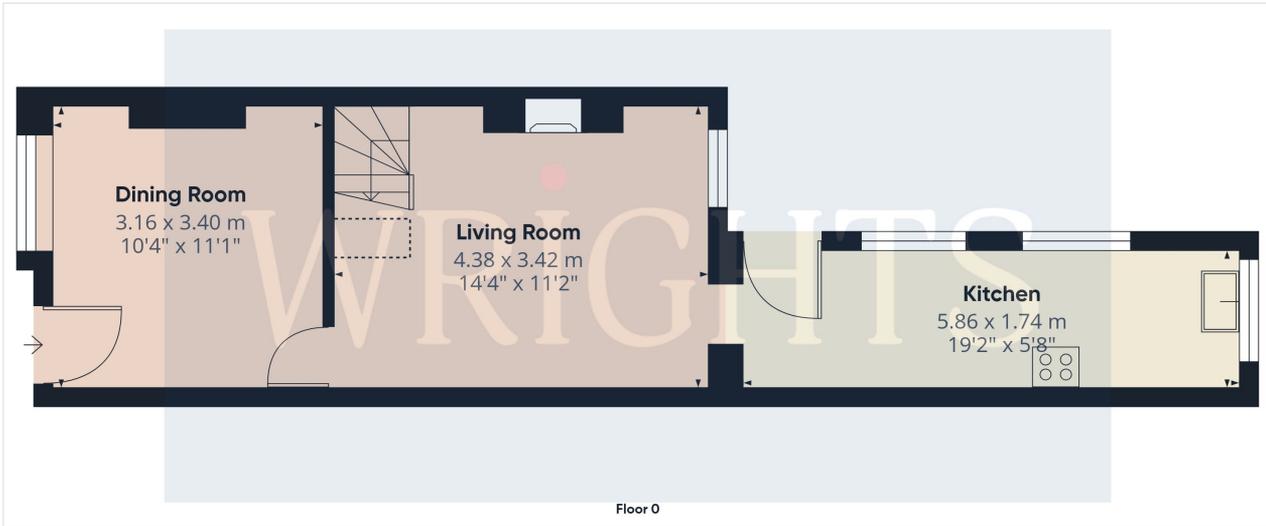
The garden offers an ideal space to entertain or relax in. The sprawling path leads from the back door to a small patio area, then onto the idyllic grapevine wrapped pergola and bbq space. It then extends further to a generous potting shed and bordered plants.

Buyer information

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

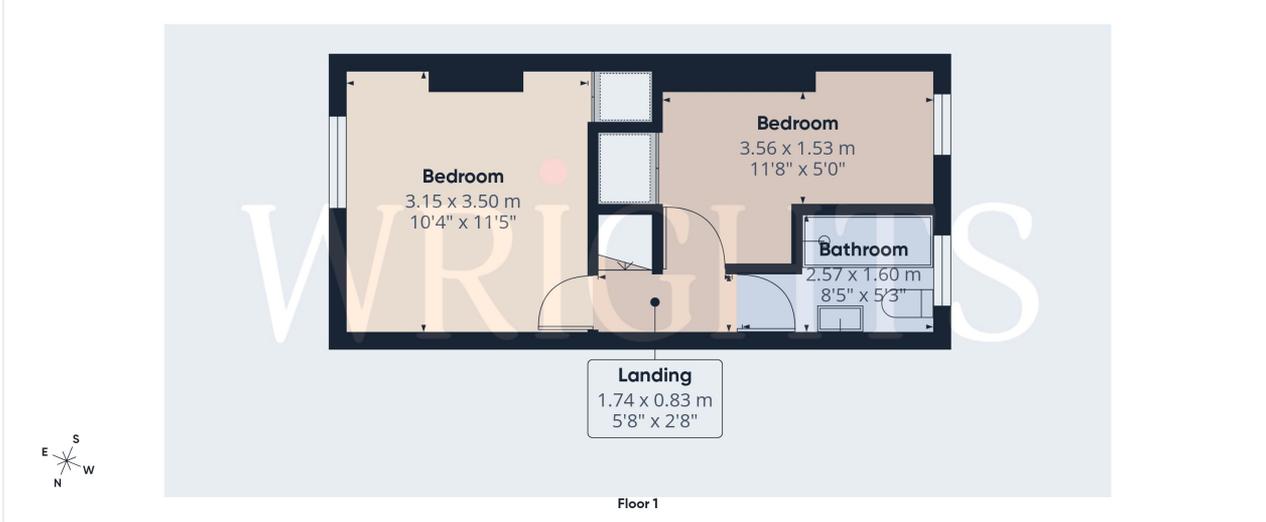


FLOORPLAN & EPC



Approximate total area^m
58.9 m²
634 ft²

Reduced headroom
0.4 m²
4 ft²

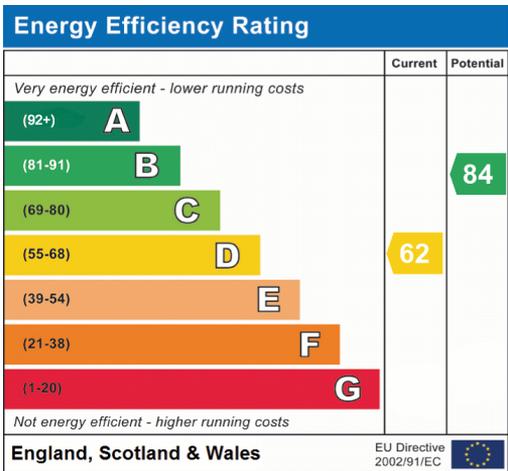


(1) Excluding balconies and terraces

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

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

GIRAFFE360



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