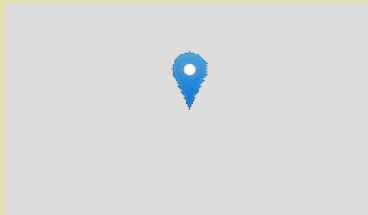




Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Letters A-G	Very energy efficient - lower running costs	Letters A-G
95 to 100	A	95 to 100	A
85 to 95	B	85 to 95	B
75 to 85	C	75 to 85	C
65 to 75	D	65 to 75	D
55 to 65	E	55 to 65	E
45 to 55	F	45 to 55	F
35 to 45	G	35 to 45	G

Full environmental data flexibility - higher CO₂ emissions
England, Wales & N.Ireland
EPC October 2008 to 1/1/10



41 Old School Close
Codicote
Hertfordshire
SG4 8YJ

£289,950

REF: 2203746

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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Georgian Style 3 Beds House in Attractive Cul De Sac
Garage and Allocated Parking
EER, D

This modern Georgian style 3 beds end terraced house has come to the market in time for a first time buyer or investor buyer looking to rent.

- (Approx. rent £1000.00 per month)
- Garage plus parking
- Gas heating

- Living room
- Front and rear gardens
- Near the village centre.

Entrance lobby Tiled floor. Door to living room. Stairs to first floor.

Living Room 24' 3" x 10' (7.39m x 3.05m) narrows to 8'. This is an attractive room with views over front and rear gardens. Bay window to front. French door to rear. Understairs cupboard

Kitchen 7' 9" x 6' 6" (2.36m x 1.98m) Fitted with a comprehensive range of wall and floor cupboards. Plumbing for washing machine. Space for cooker. Under stairs storage cupboard. Window to rear.

First Floor

Landing Airing cupboard. Gas warm air boiler. Air and hot water heater

Bedroom 1 12' 6" x 8' 6" (3.81m x 2.59m) Window to front

Bedroom 2 9' x 8' 6" (2.74m x 2.59m) Window to rear. Built in wardrobes

Bedroom 3 7' x 6' (2.13m x 1.83m) Window to front. Built in cupboard.

Bathroom White suite of bath, wash hand basin and WC. Part tiled walls. Down lights and extractor

Outside

Garden Front garden is lawn and well stocked borders. Rear garden is enclosed. Patio area.

Garage There is a driveway giving access to the GARAGE En Bloc. Up and over door and power. Further allocated parking