



13, Tithe Close

Codicote, Hitchin,
Hertfordshire, SG4 8UX
Guide Price £500,000

country
properties

MAKE YOUR MARK. This 4 double bedroom detached house is in need of full modernisation but has great potential to be an incredible family home. Located in a quiet cul-de-sac close to Codicote high street, the property comprises of off road parking, garage and a spacious living room with the added bonus of a dining room.

- CHAIN FREE - A MUST VIEW!
- 4 DOUBLE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- IN NEED OF FULL MODERNISATION
- DETACHED HOUSE
- QUIET CUL DE SAC LOCATION
- CLOSE TO CODICOTE HIGH STREET
- DOWNSTAIRS W/C

Ground Floor

Entrance Hall

Carpeted. Doors leading to downstairs WC and living room. Radiator. Frosted glass double glazed UPVC window overlooking the front.

Downstairs WC

Two piece bathroom suite comprising of low-level WC and sink basin. Continuation of carpet. Frosted glass double-glazed UPVC window overlooking the front. Radiator.

Living Room

Continuation of carpet. Large double-glazed UPVC windows overlooking the front. Wall-mounted gas fire. Two radiators. Double doors leading to the dining room and door leading to the kitchen. Carpeted stairs leading to the first floor.

Dining Room

Continuation of carpet. Radiator. Double glazed UPVC French doors leading to the garden. Small hatch to the kitchen.



Kitchen

Selection of wall and floor storage. Carpet. Old pantry housing freestanding fridge. Space for under-the-counter washing machine and freezer. Space for freestanding gas stove. Stainless steel sink basin with chrome mixer tap. Double glazed UPVC windows overlooking the garden. Vinyl flooring. Extractor fan. UPVC glass door leading to garden.

First Floor

Landing

Carpeted doors leading to all rooms. Loft access.

Master Bedroom

Carpeted dual aspect double glazed UPVC windows overlooking the front. Radiator. Built in wardrobes.

Bedroom Two

Dual aspect double-glazed UPVC windows overlooking the garden. Radiator. Carpeted.

Bedroom Three

Double glazed UPVC windows overlooking the garden. Radiator.

Bedroom Four

Carpeted. Radiator. Double glazed UPVC window overlooking the front.

Bathroom

Four-piece bathroom suite comprising of a walk-in shower, low-level WC sink basin, low-level panel bath, dual aspect frosted glass double glazed windows overlooking the side. Radiator. Carpeted. Airing cupboards storage housing water tank.

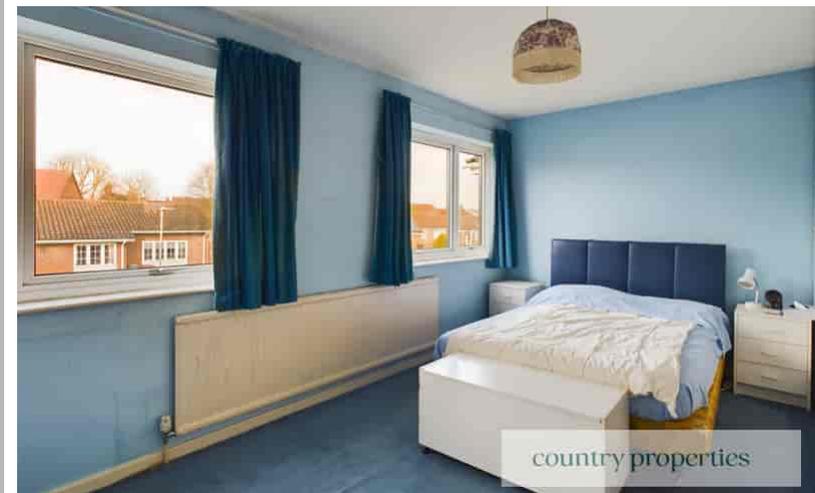
Exterior

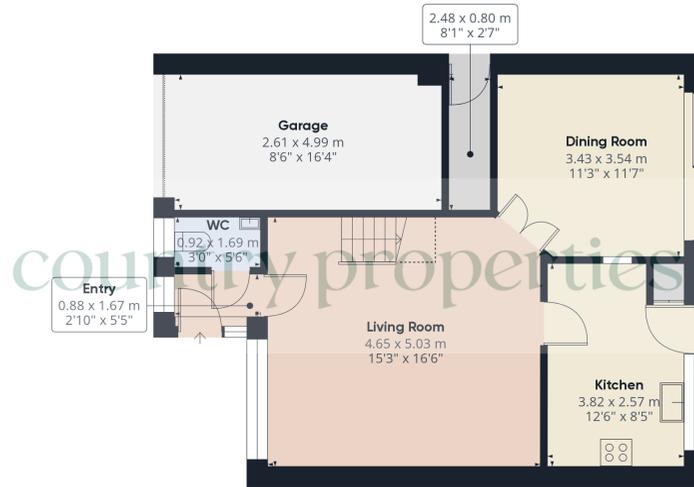
Rear Garden

Mainly laid to lawn with a selection of trees, shrubs and bushes surrounding the border. Small paved area. Outdoor tap.

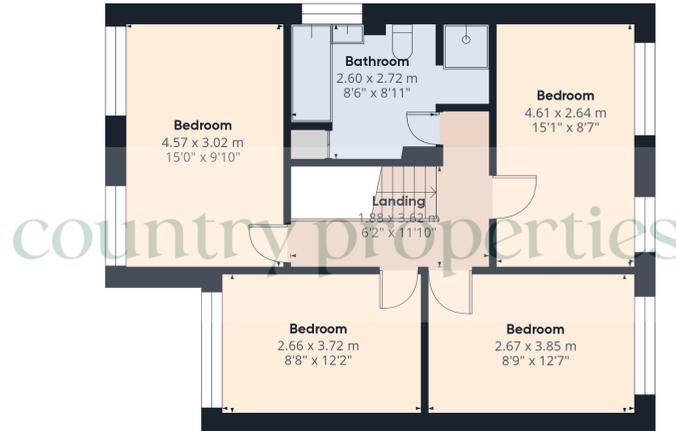
Front Garden

The area is mainly laid to the lawn with a path leading to the front door. Off-road parking for two cars. Garage access that houses a Worcester boiler. Two side accesses to the rear garden.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

125.12 m²

1346.77 ft²

Reduced headroom

1.34 m²

14.47 ft²

(1) Excluding balconies and terraces

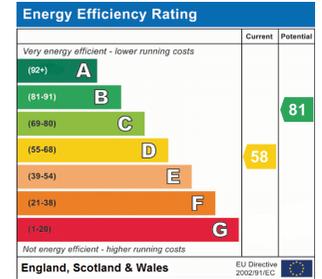
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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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

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