



11, The Ridgeway
Codicote, Hitchin,
Hertfordshire, SG4 8YP
Guide Price £175,000

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A ground floor property offering excellent potential and requiring full modernisation throughout. The accommodation includes a lounge/diner, kitchen, two bedrooms, bathroom, porch, garage en-bloc, and external storage. Due to the short lease length, the property is available to cash buyers only, making it an ideal opportunity for investors or those seeking a refurbishment project.

- GROUND FLOOR MAISONETTE
- 2 DOUBLE BEDROOMS
- IN NEED OF FULL MODERNISATION
- GARAGE EN- BLOC
- CASH BUYERS ONLY DUE TO 44 YEARS REMAINING ON LEASE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

GROUND FLOOR

Porch

Enclosed porch featuring double-glazed windows to the side, with a door providing access to the lounge/diner. Cupboard housing the electric meter and consumer unit.

Lounge/Diner

Spacious carpeted lounge/diner with a wall-mounted radiator. Doors lead to the kitchen and inner hallway. Benefits include a TV aerial and BT point, along with a large front-facing double-glazed uPVC window providing ample natural light.

Kitchen

Fitted kitchen comprising a range of floor and wall-mounted storage cupboards with contemporary grey frontages. Space is provided for a washing machine, oven, and fridge freezer. Features include a front-facing double-glazed uPVC window, sink with mixer tap and tiled splashback.



Hallway

Inner hallway providing access to the bathroom and both bedrooms. Useful storage cupboard housing the Logic combi boiler.

Master Bedroom

Accessed from the hallway, the master bedroom benefits from a rear-facing double-glazed uPVC window, wall-mounted radiator and built-in wardrobes.

Bedroom

Second bedroom with a rear-facing double-glazed uPVC window, built-in wardrobe and wall-mounted radiator.

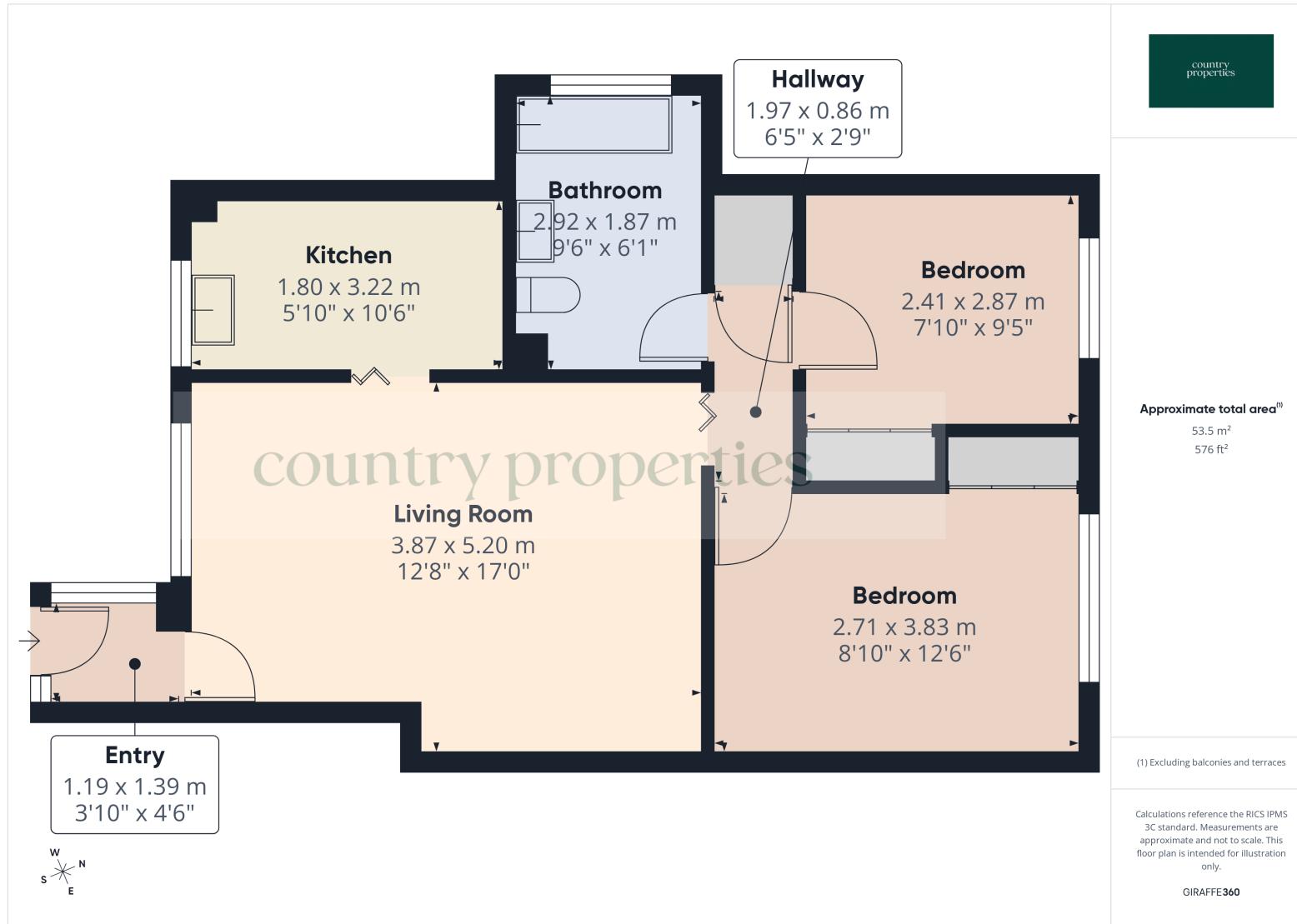
Bathroom

Three-piece bathroom suite comprising a low-level WC with dual flush, wash hand basin with chrome mixer tap and vanity unit beneath, and a bath with chrome mixer tap, showerhead attachment, and wall-mounted riser shower. Additional features include a heated towel rail, radiator, and a side-facing double-glazed obscure window.

External

Garage en-bloc and a separate storage shed.





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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