

## High Street Codicote Offers invited £325,000 Freehold



2 bedrooms



1 bathroom



2 reception rooms



garden



A RARE opportunity to acquire this charming, traditional 1900's DETACHED COTTAGE in a sought after VILLAGE location. Offered for sale CHAIN FREE any reasonable offer is considered by the vendor. This detached period house has been extensively re-furbished throughout. Works include re-wire, plumbing, new bathroom suite, new roof and freshly decorated and carpeted neutrally throughout. The property offers an enclosed courtyard 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. Codicote Primary School is rated as 'Ofsted outstanding' Great road links for the A1 and Mainline stations. Energy rating F (rating was pre-re-furb)

GROUND FLOOR

OPEN PLAN DINING KITCHEN

6.27m x 3.81m (20' 7" x 12' 6")

LOUNGE

3.79m x 3.72m (12' 5" x 12' 2")

FIRST FLOOR

LANDING

Loft access and airing cupboard

BEDROOM TWO

3.90m x 3.89m (12' 10" x 12' 9")

BEDROOM ONE

3.96m x 3.93m (13' x 12' 11")

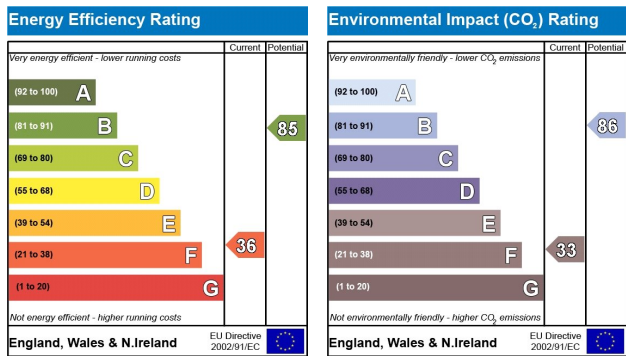
FAMILY BATHROOM

OUTSIDE

COURTYARD

ON STREET PARKING

COUNCIL TAX BAND E



Proud to Support Willow

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to thier accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Registered office: 9 Market Place Hatfield Herts AL10 0LJ



**High Street, Codicote - continued...**