



Old School Close, Codicote



Offers in excess of £290,000

- SOUGHT AFTER VILLAGE LOCATION OF CODICOTE
- PEACEFUL CUL-DE-SAC LOCATION
- TWO BEDROOM HOME WITH GARDEN SPACE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING ALONG WITH VISITORS PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- Freehold
- EPC rating C

Because property is personal with...

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HIGHLY DESIREABLE VILLAGE LOCATION! *GUIDE PRICE £295,000 - £300,000* This well presented, two-bedroom cluster home in this highly sought after village location! Old School Close is a lovely cul-de-sac in the picturesque village of Codicote, providing good transport links and plenty of local amenities. This property is ideal for first-time buyers, investors and those looking to downsize and stay in the village! Ground floor accommodation comprises a spacious Kitchen/Diner and a bright and airy Lounge space with bay window to side aspect. To the first floor there is a landing with loft access (fully boarded with lighting), fully fitted Family Bathroom and two double Bedrooms. Externally there is a garden space, mainly laid to lawn, with access to a storage cupboard and a garden shed. There is an allocated parking space for the property in a residents only car park to the side of the property. Codicote is a rural village surrounded by countryside between Welwyn and Hitchin. The scenic high streets of both Codicote and Welwyn Village are lined with pubs, places to eat and amenities. Primary schooling can be found in the village with secondary in nearby towns. Knebworth and Welwyn North mainline stations offer excellent commuter services to London, with the M1 and A1(M) just a few miles away.



Kitchen/Diner

A spacious Kitchen/Diner with a range of base and eye level units, plumbing for washing machine, stainless steel sink unit with a stainless steel mixer tap and integrated appliances to include fridge/freezer, dishwasher, electric oven, induction hob and extractor hood. Wood effect laminate flooring with underfloor heating, access to storage cupboard home to new combi boiler fitted in 2022 with full service history, and door leading to the Lounge.

Lounge

A bright and airy Lounge with double glazed box bay window to side aspect, wood effect laminate flooring with underfloor heating, TV and telephone points, power points and stairs leading to the upper level.

Bathroom A fully fitted three piece bathroom suite comprising a low level flush w.c, panel enclosed bath with shower attachment and pedestal hand wash basin with stainless steel mixer taps. Double glazed opaque window to front aspect, heated towel rail partly tiled walls and tiled flooring.

Bedroom Two/Office

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, power points.

Master Bedroom

UPVC double glazed window to side aspect, wood effect laminate flooring, radiator and power points.

Outside

Attractive side garden mainly laid to lawn, footpath leading to the front door with access to a shed and storage cupboard. There is a further footpath leading to the allocated parking bay for the property.

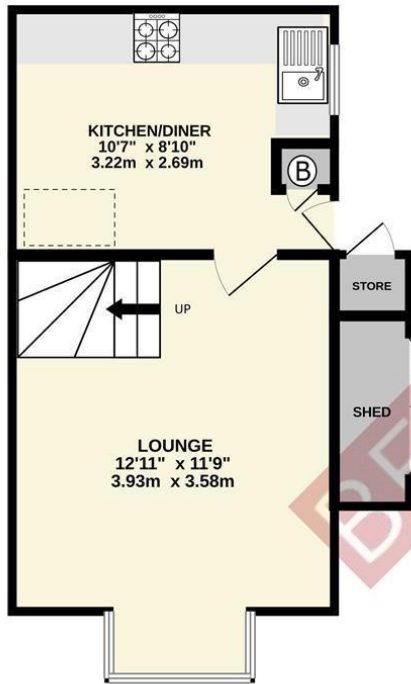
Agents Notes

Council tax - North Hertfordshire band C

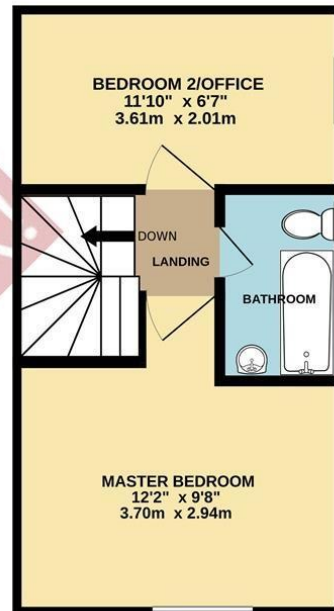
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GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.





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Belvoir Welwyn

01438 717 701
welwyn@belvoir.co.uk