



Because property is personal with...

Mayflower Close, Codicote

**BELVOIR!**

**Guide price £275,000**



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## Key Features

- CHAIN FREE
- PRIVATE COURTYARD GARDEN
- HIGHLY SOUGHT AFTER  
CODICOTE VILLAGE
- ALLOCATED PARKING
- WELL PRESENTED  
THROUGHOUT
- SPACIOUS DOUBLE BEDROOM
- EPC rating D





Nestled in the charming village of Codicote, this chain-free, delightful 1-bedroom end-of-terrace home in Mayflower Close presents a fantastic opportunity for anyone looking for a blend of modern living and village charm. Offering a spacious, well-proportioned double bedroom, the property has been maintained to a high standard throughout, making it move-in ready.

The bright, airy living area is perfect for relaxation or entertaining, and flows seamlessly into the modern kitchen, designed with both style and practicality in mind. A standout feature is the private courtyard garden—an ideal space for outdoor dining, gardening, or simply unwinding in your own tranquil retreat. Additionally, the property benefits from allocated parking, ensuring convenience in this peaceful, residential setting.

Location is key, and Mayflower Close excels in that regard. The property is just a short walk from Codicote's vibrant high street, where you'll find local shops, cozy pubs, and charming cafes. For those needing to commute, excellent transport links provide easy access to nearby towns, while nature lovers will appreciate the beautiful countryside walks right on your doorstep.

This property is perfect for first-time buyers, downsizers, or investors looking for a low-maintenance home in a prime village setting. With its superb location, private garden, and excellent condition throughout, this is a rare opportunity not to be missed. Book your viewing today and discover all that this wonderful home has to offer!

Entrance Hall

Kitchen

Lounge/Diner

First Floor Landing

Bedroom

Bathroom

Private Courtyard Garden

### Agent's Notes

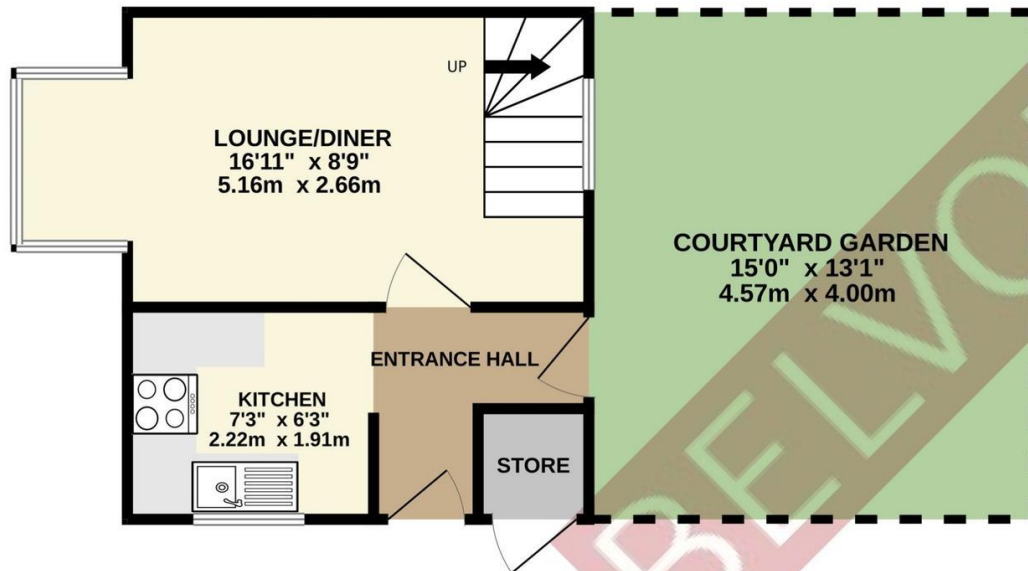
Belvoir are advised:

Council tax - North Hertfordshire band C

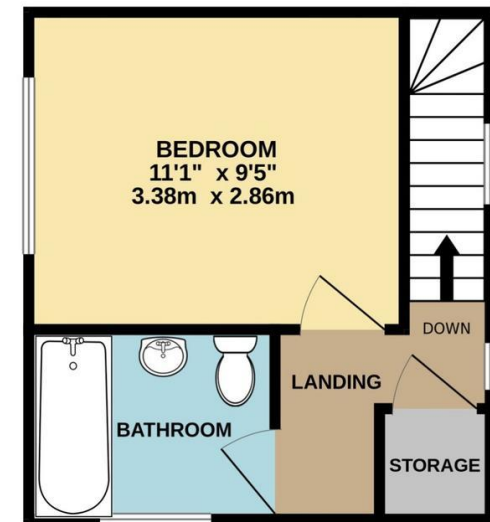
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

GROUND FLOOR  
221 sq.ft. (20.6 sq.m.) approx.



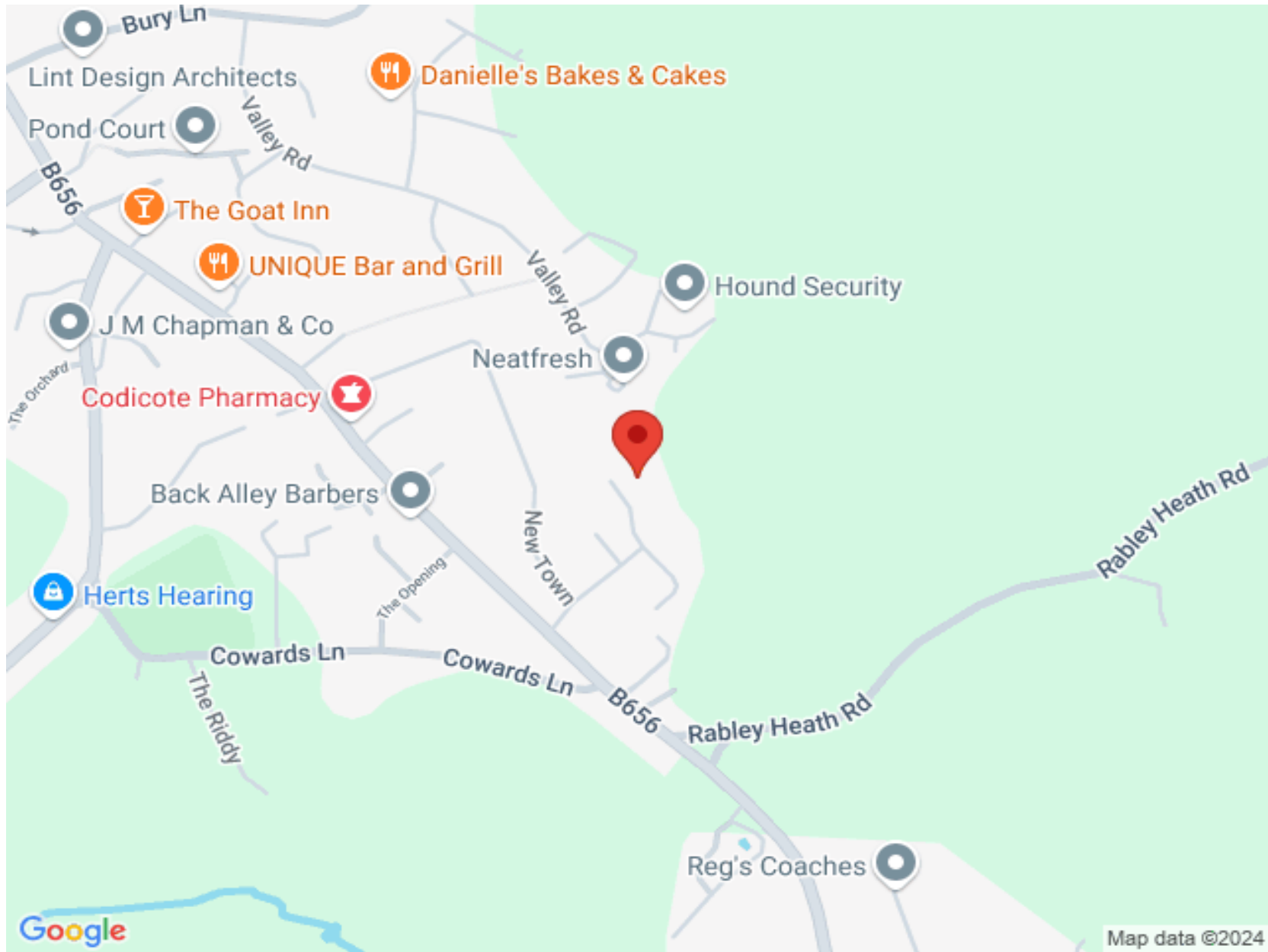
1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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