

# BELVOIR!

Belvoir Welwyn

9 High Street, Welwyn, AL6 9EE | 01438 717701 | [belvoir.co.uk](http://belvoir.co.uk) | [@belvoirherts](https://www.instagram.com/belvoirherts)

Old Chapel Mews, High Street, Codicote, Herts SG4 8SY



Offers In Excess Of £419,995



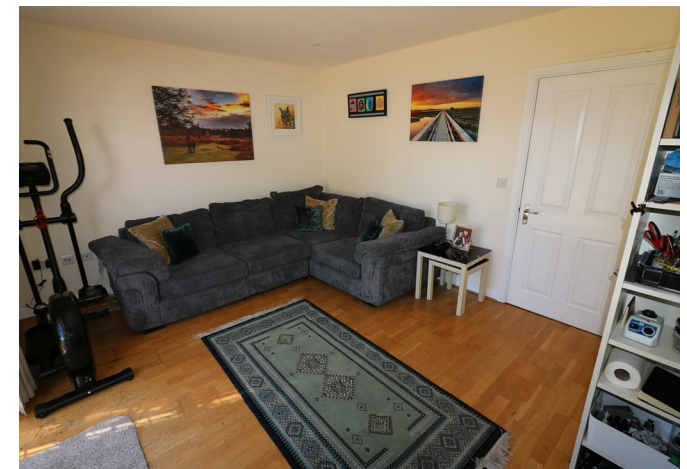
Belvoir Herts are delighted to present to the market this very well presented CHAIN FREE, END TERRACE PROPERTY Located in the popular VILLAGE LOCATION OF CODICOTE. The ground floor accommodation comprises; Fitted Kitchen/Breakfast Room to the front of the house with a lounge to the rear, there is also a ground floor cloakroom.

On the first floor there are three bedrooms, an En-suite to the master bedroom and a family bathroom.

There is also a low maintenance rear garden with side access to the road and a rear gate to a secure gated car park with two parking spaces.

The village of Codicote offers excellent facilities and amenities that includes a general village store, a selection of pubs, restaurants, a butcher, chemist, café, post office and a newsagent. There is a popular and well regarded Church of England primary school with state secondary schools and Sherrard wood School an independent, co educational school are in the nearby towns. There is the church of St Giles built the early 12th Century and a selection of Sports & Recreation clubs including Codicote Tennis Club with three floodlit hard courts, two football pitches, badminton club, local playgroups, local historical society.

Just over a mile away is Welwyn village with a choice of traditional public houses and good restaurants, independent baker, some fine historic cottages, a hidden manor house, ancient ford and the Old Roman Baths.



### Entrance Hallway

Front door leading to entrance hallway, wood laminate flooring, single radiator, stairs to first floor.

### Fitted Kitchen/Breakfast Room

**13'8" x 8'5" (4.17 x 2.57)**

Tiled flooring, UPVC double glazed window to front and side aspect, inset spotlights, range of base and eye level units with roll top work surfaces and tiled splash backs. Built in electric oven, gas hob and stainless steel extractor fan, stainless steel sink unit with stainless steel mixer taps. Also comprising plumbing for washing machine and dish washer, space for fridge freezer, cupboard housing boiler and a single radiator.



### Ground Floor Cloakroom

UPVC double glazed opaque window to front aspect, low level flush WC, wall mounted wash hand basin, tiled flooring and a single radiator.

### Lounge

**11'7" x 15'7" (3.55 x 4.77)**

Wood laminate flooring, inset spotlights, under stairs storage cupboard, UPVC double glazed patio doors with Georgian bars style windows to rear garden and a double radiator.

### First Floor Landing

Carpeted landing with loft access, airing cupboard, doors leading to;

### Master Bedroom

**12'3" x 9'0" (3.75 x 2.75)**

Neutral colour carpeted master bedroom with UPVC double glazed window to rear aspect, single radiator, fitted wardrobe, with door leading to En-Suite.

### En-Suite

UPVC double glazed opaque window to rear aspect, low level flush WC, walk in tiled shower cubicle, wash hand basin with vanity unit, tiled flooring, inset spotlights and extractor fan.



### Bedroom Two

**9'0" x 8'2" (2.76 x 2.49)**

Neutral carpet, upvc double glazed window to front aspect, single radiator.

### Bedroom Three

**9'0" x 7'0" (2.76 x 2.14)**

Neutral carpet, UPVC double glazed window to front aspect, single radiator.

### Bathroom

UPVC double glazed opaque window to side aspect, low level flush WC, wall mount wash hand basin, panel enclosed bath with shower attachment, tiled flooring, extractor fan and heated towel rail.

### Rear Garden

**25'0 (7.62m)**

Mainly laid to lawn with shrub borders, patio area, outside

tap, outside security lights, garden shed, side pedestrian access, rear access leading to allocated parking for two vehicles.



### Parking

Two allocated parking spaces directly behind the property with gate access to rear garden.

### Disclaimer

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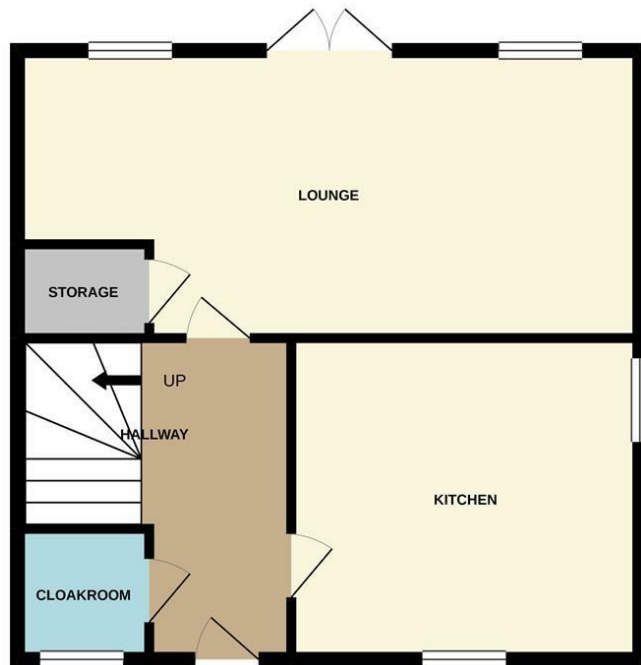




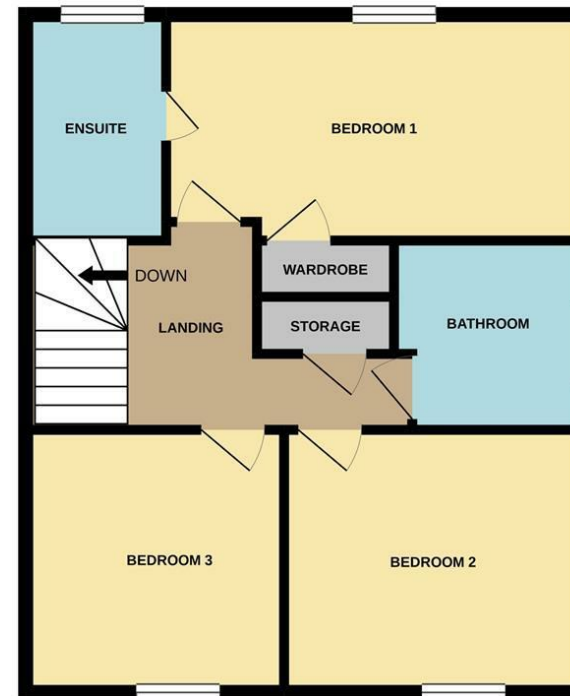




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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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