



Connells

New Town
Codicote Hitchin



Property Description

A stunning 2 bedroom cottage situated in the highly sought after Hertfordshire village of Codicote. This well presented property offers an excellent opportunity for the first time buyer and features separate receptions and a beautiful kitchen overlooking open countryside. The upstairs accommodation is very well proportioned and offers 2 bedrooms and a lovely bathroom. There is also a handy loft space which has been fully carpeted and has velux windows. Externally the garden is also a very good size and back onto farmland.

Entrance Porch

Double glazed window and radiator to the side, space for free standing storage and finished with wood flooring.

Lounge Area

10' 9" x 11' 5" (3.28m x 3.48m)

Double glazed window to front aspect, wood flooring, log burner, radiator.

Dining Area

8' 10" x 11' 9" (2.69m x 3.58m)

Double glazed door leading to garden, wood flooring, stairs leading to landing, radiator.

Kitchen

7' x 6' 9" (2.13m x 2.06m)

Modern fitted kitchen with a double glazed window to rear aspect, a range of wall and base units, sink and drainer, work surfaces, electric oven, gas hob and cooker hood over, integrated washing machine and dish washer, and finished with wood flooring.

Landing

Carpeted, airing cupboard and provides access to all first floor rooms and access to the loft via a pull down ladder.

Bedroom One

10' 7" x 10' 7" (3.23m x 3.23m)

Double glazed window to front aspect, carpeted, radiator, fitted wardrobes.

Bedroom Two

9' 1" x 5' 9" (2.77m x 1.75m)

Double glazed window to rear aspect, carpeted, radiator.

Bathroom

Double glazed window to rear aspect, tiled flooring, wash hand basin, low level wc, panel enclosed bathtub with shower attachment.

Loft Room

Double glazed velux window to rear aspect, carpeted, eave storage.

Rear Garden

Fence panel enclosed, patio area, laid to lawn, foilage, fruit trees and side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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