



New Town Codicote Hitchin SG4 8UQ

for sale
£325,000



Property Description

A stunning two bedroom cottage situated in the highly sought after Hertfordshire village of Codicote.

This well presented property offers an excellent opportunity for a first-time buyer and features a welcoming living room, cosy dining room and a kitchen as well as a modern bathroom. Upstairs, there are two well proportioned bedrooms offering plenty of natural light and stunning views of the surrounding area.

Outside, there is also a large rear garden which overlooks the local countryside. This charming cottage is ideal for first-time buyers and downsizers alike.

Ground Floor

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed door and window to front aspect, feature fireplace, two storage cupboards, wood flooring and radiator.

Dining Room

9' x 8' 10" (2.74m x 2.69m)

Double glazed window to rear aspect, feature fireplace and radiator. Stairs leading to first floor with understairs storage and integrated fridge/freezer.

Kitchen

6' 7" x 6' (2.01m x 1.83m)

Fully fitted kitchen with double glazed window and door to side aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over and wood flooring.

First Floor

Landing

Loft access.

Bedroom One

11' 11" into recess x 10' 11" (3.63m into recess x 3.33m)

Double glazed window to front aspect, feature fireplace and radiator.

Bedroom Two

9' 1" x 9' (2.77m x 2.74m)

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, WC, extractor fan, boiler, wood effect flooring and heated towel rail.

Outside

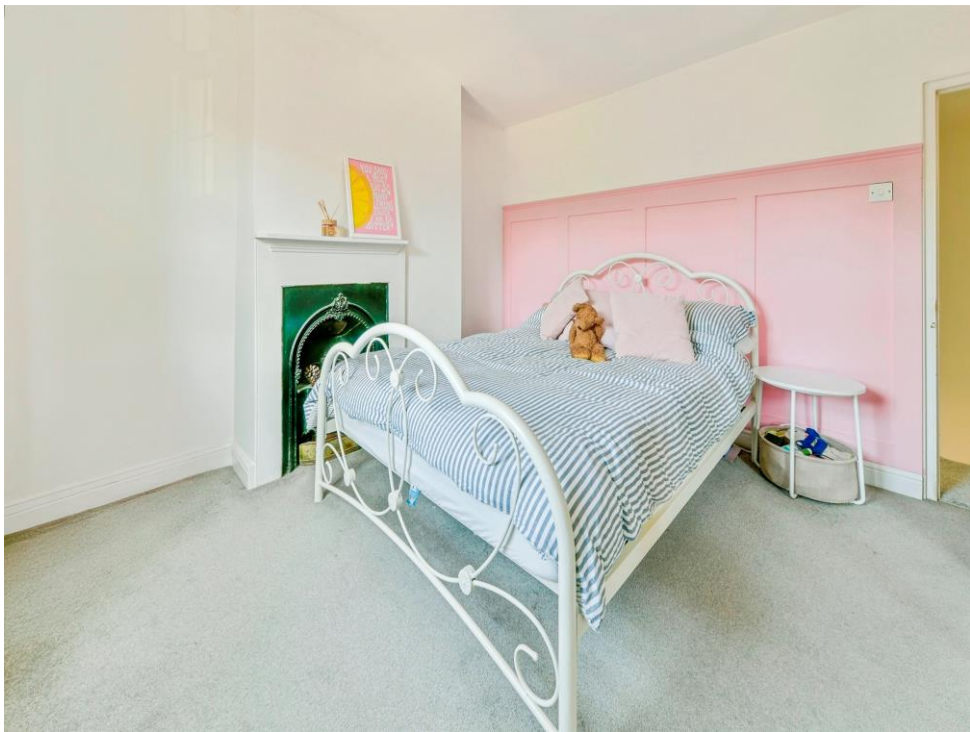
Front Garden

Pathway leading to front door.

Rear Garden

Rear garden mostly laid to lawn with decked area.









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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