



Connells

Maran Cottage High Street
Codicote Hitchin



Property Description

Property Address: - Maran Cottage, High Street, Codicote, Hitchin, SG4 8UB

We are acting in the sale of the above property and have received an offer of £400,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This chain free detached character three/four-bedroom house with detached and private driveway is located in the historic village of Codicote. The property does require modernisation but offers you real potential to create a forever family home in a hugely popular location. The excellent living accommodation comprises porch, cosy sitting room with fireplace, utility room, additional reception room/bedroom with en-suite bathroom, kitchen/breakfast room and downstairs cloakroom. Upstairs boasts four bedrooms and a family bathroom. A further benefit of this property is the large basement offering a whole host of further possibilities.

Cloakroom

Vinyl flooring, low level wc, wash hand basin.

Lounge

11' 8" x 9' 6" (3.56m x 2.90m)

Single glazed window to front aspect, carpeted, fireplace.

Dining Room

11' 8" x 10' 6" (3.56m x 3.20m)

Single glazed window to front aspect, carpeted, radiator.

Reception Room/Bedroom

10' 6" x 14' 3" (3.20m x 4.34m)

Single glazed window to side aspect, door to rear garden, carpeted, radiator.

Kitchen

11' 9" x 10' 11" (3.58m x 3.33m)

Single glazed window to front, vinyl flooring, radiator, range of base units, sink with drainer.

Utility Room

7' 9" x 7' 4" (2.36m x 2.24m)

Single glazed window to rear aspect, vinyl flooring, radiator.

Landing

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

Single glazed window to front aspect, carpet, radiator, built in wardrobe.

En- Suite

Carpet, W/C, wash hand basin, electric shower, radiator. bath.

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m)

Single glazed window to front aspect, radiator, carpet, built in wardrobes.

Bedroom Three

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

single glazed window to front aspect, carpeted, radiator.

Bathroom

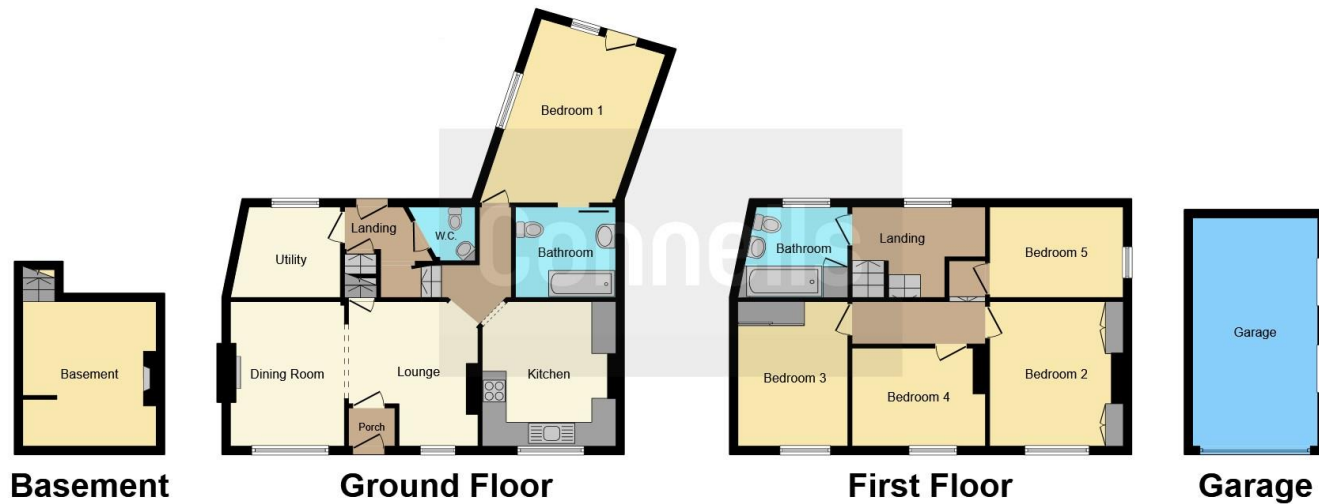
Single glazed window to rear aspect, storage cupboard, bath, W/C, hand wash basin, carpet.

Rear Garden









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: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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