

Alexander Bond & Company

Estate Agents | Property Management



New Town, Codicote, Herts, SG4 8UG

Guide Price £335,000





New Town

Codicote, SG4 8UG

- Charming Two Bedroom Character Cottage
- Situated in a Sought-After Village Location
- Fitted Kitchen with Integrated Appliances
- White Bathroom Suite with Shower
- Gas Central Heating via Radiators
- Offered with No Onward Chain
- Recently Redecorated with New Carpets Throughout
- Garage and Off-Road Parking to the Rear
- Generous Rear Garden with Decking Area
- EPC RATING C

Chain Free Alexander Bond & Company are pleased to present this charming two-bedroom freehold cottage for sale, situated in the highly sought-after village of Codicote.

The property is offered in good condition, having recently been redecorated throughout and fitted with brand-new carpets on the stairs, landing, and in both bedrooms. The ground floor accommodation comprises a separate lounge featuring a fireplace, a dining room, and a fitted kitchen complete with a gas hob and electric oven.

Upstairs, there are two bedrooms and a modern bathroom fitted with a contemporary white suite and a mains-powered shower.

Externally, the property benefits from a generously sized rear garden, as well as a garage and off-street parking.



LOUNGE

Access via double glazed front door, double radiator, wood strip flooring, stairs off to first floor.

DINING ROOM

Double glazed French doors to garden, two wall lights, double radiator.

KITCHEN

Double glazed window to rear, black/grey granite effect work top surfaces, fitted wall and base units, stainless steel single drainer sink unit with mixer tap, built in stainless steel gas hob with electric oven, plumbing for a washing machine, space for a fridge and freezer, black/grey granite effect splash backs.

STAIRS & LANDING

Brand new carpet, access to loft.

BEDROOM ONE

Double glazed window to front, radiator, built in cupboard with wall mounted 'Worcester' combination gas fired central heating, brand new carpet.





BEDROOM TWO

Double glazed window to rear, radiator, built in recess with hanging rails and shelves, brand new carpet.

BATHROOM

Opaque double glazed window to rear, modern white bathroom suite comprising of a panelled bath with mixer tap and shower attachment, low level WC, pedestal hand wash basin, ceramic tiled floor, heated towel rail, fully tiled walls, fitted shower with wall mounted mixer controls.

REAR GARDEN

Paved patio area, enclosed, lawn, raised decking area, gate to rear opening into car park.

PARKING

Parking space to rear

GARAGE

Metal up and over door.

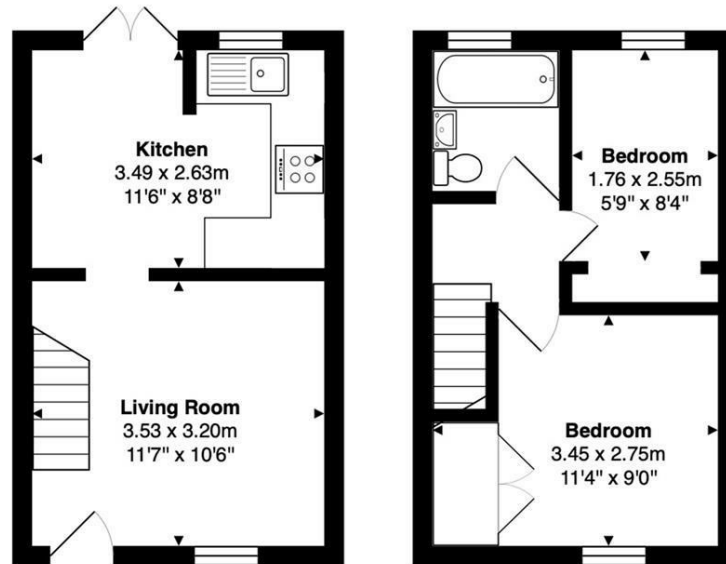
Directions

Codicote is a picturesque village with excellent amenities, including local shops, pubs, a primary school, and easy access to Hitchin town center for broader shopping and leisure options. Commuters will appreciate the proximity to major roads like the A1(M) and train stations in nearby Knebworth / Welwyn, providing quick links to London.





Floor Plans



Ground Floor
Area: 21.2 m² ... 228 ft²

First Floor
Area: 20.7 m² ... 223 ft²

Total Area: 41.9 m² ... 451 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

