



Connells

Valley Road
Codicote Hitchin

Valley Road
Codicote Hitchin SG4 8YN

for sale offers over
£350,000



Property Description

Connells are delighted to market this two bedroom EXTENDED end of terrace family home which boasts of a modern refitted kitchen, TWO double bedrooms, LARGE family/dining area, conservatory and allocated parking. Situated in the popular village of Codicote, which has local shops, pubs, and restaurants, together with highly regarded primary schooling.

VIEWINGS HIGHLY RECOMMENDED



Entrance Hall

2 Storage cupboards

Lounge

16' 2" x 12' 11" (4.93m x 3.94m)

TV and telephone point, patio doors leading into conservatory, radiator.

Kitchen

7' 5" x 6' 11" (2.26m x 2.11m)

Double glazed window to the front, electric oven and hob, stainless sink and drainer, cupboards at high and low levels. Integrated appliances.

Conservatory

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window and patio doors to rear.

Landing

Bedroom 1

12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed window to the rear, TV point.

Bedroom 2

11' 8" x 6' 8" (3.56m x 2.03m)

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the front, bath tub with integrated shower, low level w/c, wash hand basin.

External

Front Garden

Mostly laid to lawn with pathway to the house.

Rear Garden

Laid to lawn with 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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WWY307043



Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307043 - 0015