



Connells

The Ridgeway
Codicote Hitchin



Property Description

We are pleased to present this two bedroom ground floor maisonette, ideally situated within a small and well-maintained block in the highly sought-after village of Codicote.

The property offers well-proportioned accommodation throughout and presents a fantastic opportunity for buyers looking to modernise and add value. Internally, the home comprises a spacious living area with patio doors opening directly onto a private outside space, providing a great connection between indoor and outdoor living. There is a separate kitchen, two bedrooms and a bathroom, all offering scope for improvement.

Externally, the property benefits from its own private outside area, ideal for relaxing or entertaining, along with a garage en-bloc providing additional storage or parking.

Further advantages include a long lease of approximately 143 years remaining, making this an attractive option for both first-time buyers and investors.

Located in the charming village of Codicote, the property enjoys a peaceful setting whilst still being within easy reach of local amenities, transport links and nearby towns including Welwyn Garden City and Hitchin.

This is an ideal purchase for those looking to put their own stamp on a property in a desirable village location.

Lounge

17' 2" x 12' 9" (5.23m x 3.89m)

Kitchen

10' 7" x 5' 11" (3.23m x 1.80m)

Bathroom

6' x 5' 10" (1.83m x 1.78m)

Bedroom 1

12' 8" x 8' 10" (3.86m x 2.69m)

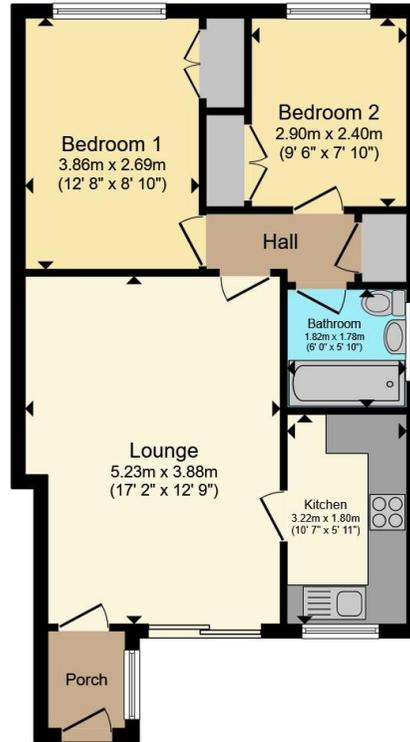
Bedroom 2

9' 6" x 7' 10" (2.90m x 2.39m)









Total floor area 55.9 m² (602 sq.ft.) approx

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.propertybox.io



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:
 Awaited

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307616

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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