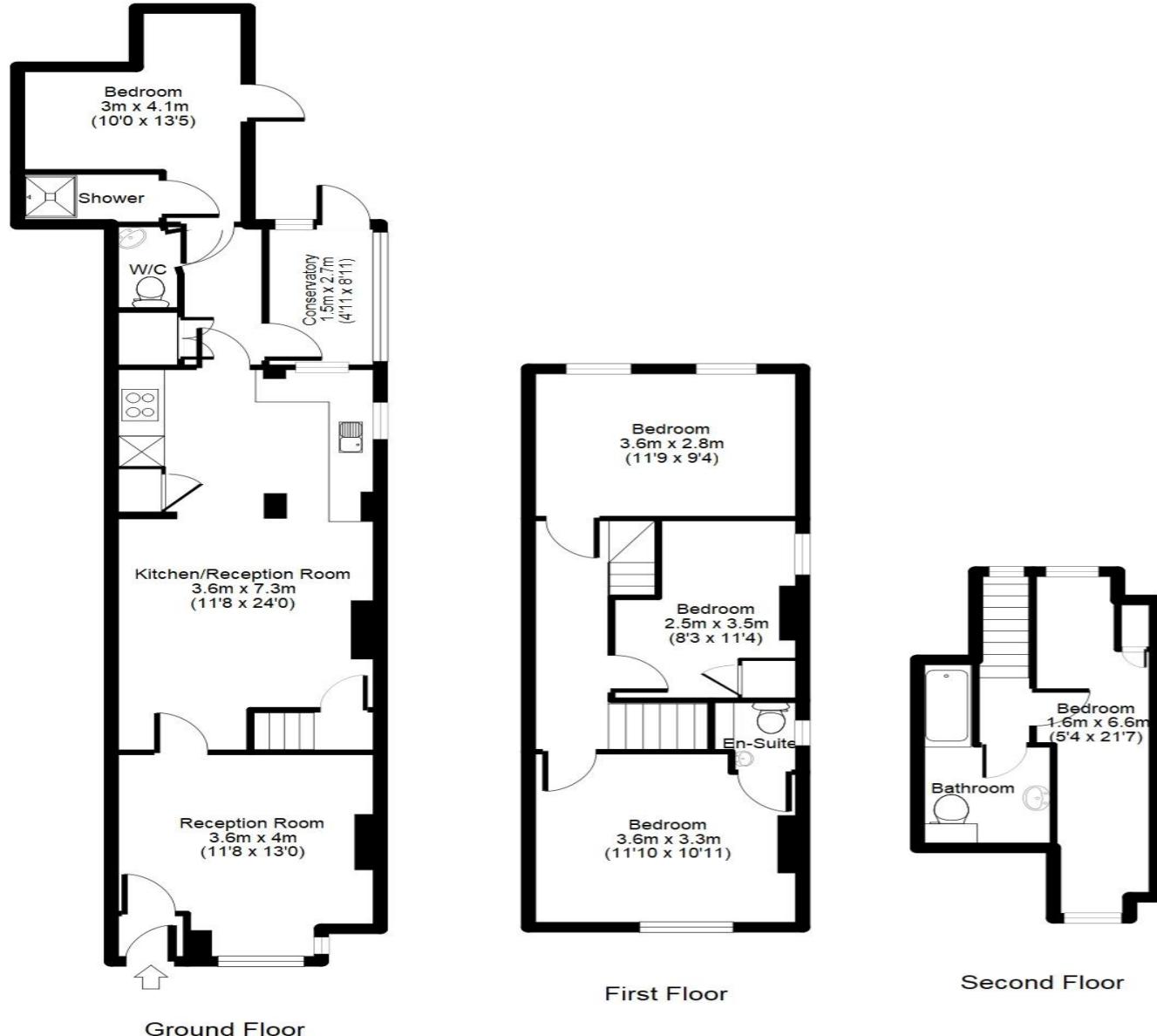
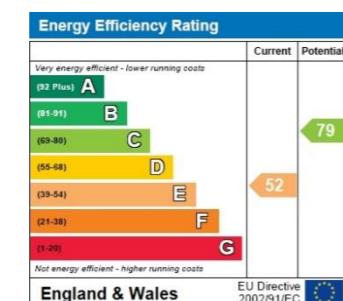


High Street, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 1243 sq. ft / 116 sq. m



For identification purposes only
Measurements are approx and not to scale



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

High Street, Codicote Freehold Offers in the Region of £500,000



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ESTATE AGENTS

A charming character cottage dating back to circa 1889, offered chain free and rich in original features, including fireplaces, a large Aga, leaded windows and exposed beams. Positioned in the heart of Codicote Village High Street, the property benefits from generous off road parking.

- Character cottage dating back to circa 1889
- Chain free sale
- Abundance of original period features
- Fireplaces, exposed beams, leaded windows & large Aga
- Spacious open plan kitchen/dining/family room
- Flexible accommodation over three floors
- Four bedrooms plus study/home office
- Plenty of off road parking
- Sought after Codicote Village High Street location
- Walking distance to amenities, countryside & excellent schools



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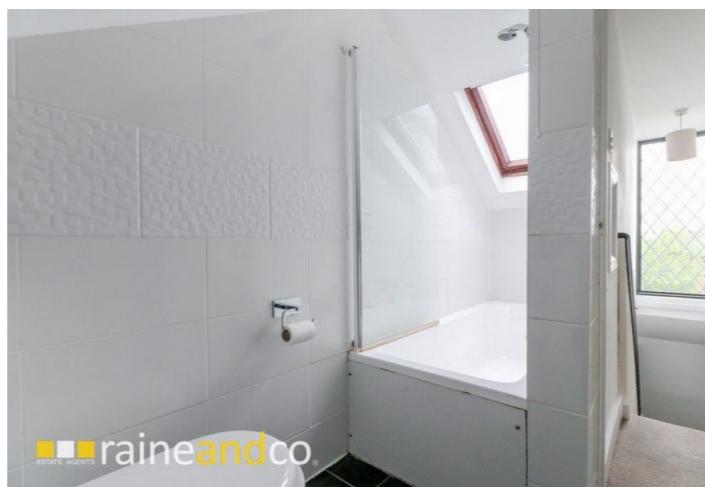
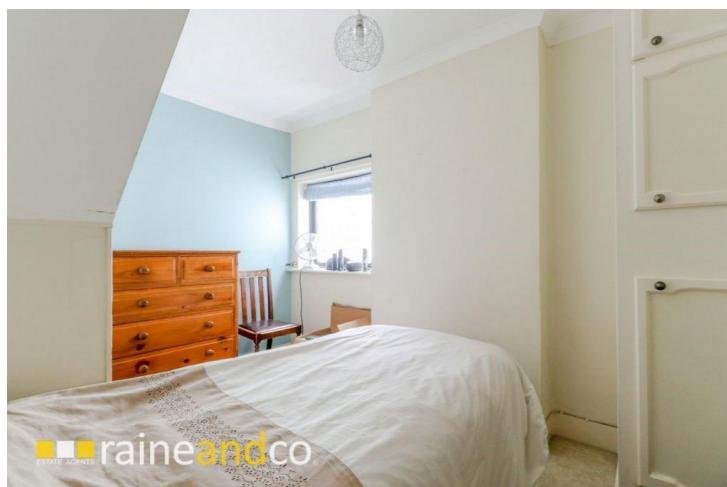


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High Street, Codicote



High Street, Codicote

Front Path leading to Front Door

Entrance Lobby:

Door leading to:

Sitting Room:

Leaded bay window to front, brick fireplace with open fire and tiled hearth, radiator, t.v. point.

Large Open Plan Kitchen/Dining Living Room:

Comprising a range of fitted hi gloss matching wall and base units with work tops over, concealed fridge, freezer, dishwasher and washing machine, Bosch electric double oven, Bosch gas hob with extractor hood above. Original kitchen Aga in recess with tiled hearth and beams, wooden flooring throughout, radiator, stainless steel sink unit with mixer tap, large pull out larder cupboard, power points, cupboard housing boiler, leaded windows to side and rear, door to stairs, understairs recess storage area, ceiling spot lighting.

Door to Inner Lobby:

Window to side, doors leading to Large Storage Cupboard, Cloakroom, Shower Room Office/Study Room and Conservatory.

Large Storage Cupboard

Cloakroom:

Low level w.c., corner wash hand basin.

Shower Room:

Shower cubicle, fully tiled walls, heated towel rail.

Study/Office:

Double glazed patio door to side leading to rear garden, beamed ceiling.

Conservatory:

Tiled floor, double glazed windows and door to garden.

Stairs leading to First Floor

Long landing with radiator, exposed beams.

Bedroom One:

Leaded window to front, radiator, power points. Door to:

En Suite:

Low level w.c., wash hand basin, heated towel rail.

Bedroom Two:

Two leaded light windows to rear, radiator, power points.

Bedroom Three:

Window to side, storage cupboards, radiator, power points.

Stairs to Second Floor:

Long vertical window overlooking the garden and beyond, doors to:

Bedroom Four:

Leaded windows to the front and rear, radiator, eaves storage, power points.

Further Details

The property is Freehold
Council Tax Band - Unknown

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.