



Connells

High Street
Codicote Hitchin

High Street Codicote Hitchin SG4 8XE

for sale offers in excess of
£290,000



Property Description

A stunning listed cottage situated in the highly sought after village of Codicote.

Offering deceptively spacious accommodation throughout this would make an ideal first time purchase.

On the ground floor the living space is contemporary and open plan while retaining many period features. Upstairs are two very good size bedrooms and a newly fitted luxury shower room. Externally the rear garden is an excellent size and there is also ample on-street parking.

Ground Floor

Lounge

15' max x 13' (4.57m max x 3.96m)

Door to front, double glazed sash window to front aspect, Inglenook fireplace, TV and telephone points and radiator.

Kitchen Diner

15' 7" x 9' 5" (4.75m x 2.87m)

Fully fitted kitchen with double glazed window and door to rear aspect, a range of wall and base units, oak work surfaces with splashback tiling, space for electric oven and hob, stainless steel sink and drainer, plumbing for washing machine and radiator.

First Floor

Landing

Stairs from lounge and airing cupboard.

Bedroom One

16' 5" x 10' 6" (5.00m x 3.20m)

Double glazed window to rear aspect and radiator.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)

Single glazed window to front aspect and radiator.

Shower Room

Wash hand basin with vanity, double walk-in shower cubicle, WC, extractor fan and heated towel rail.

Outside

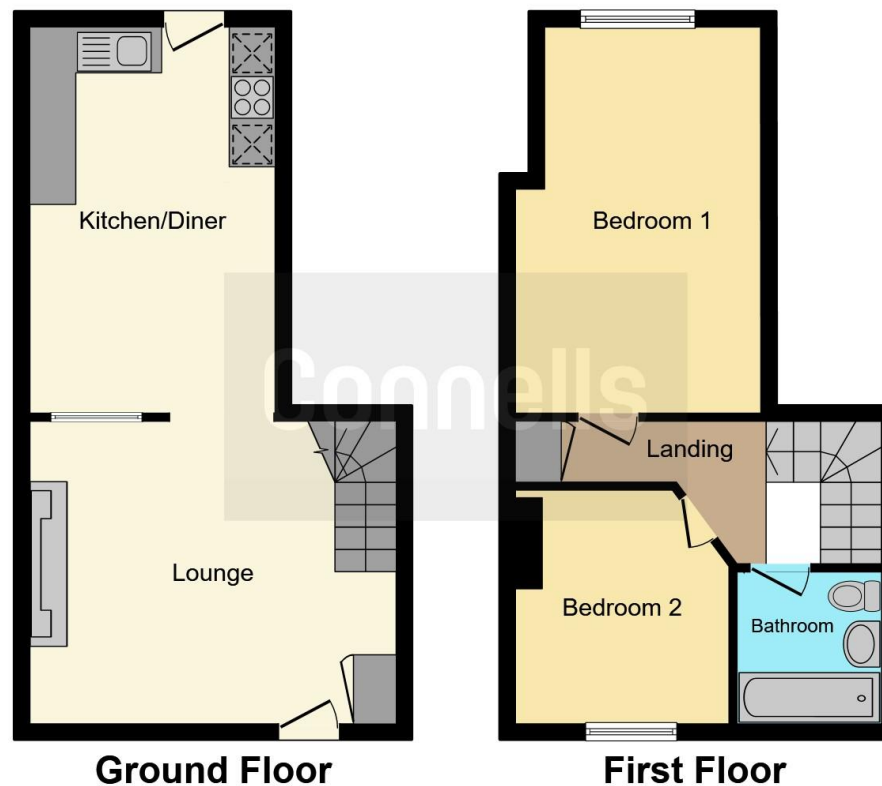
Rear Garden

A good size rear garden with patio to nearside, beautifully manicured borders with mature areas and large timber shed to rear.









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

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14 High Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: HIT307624 - 0010