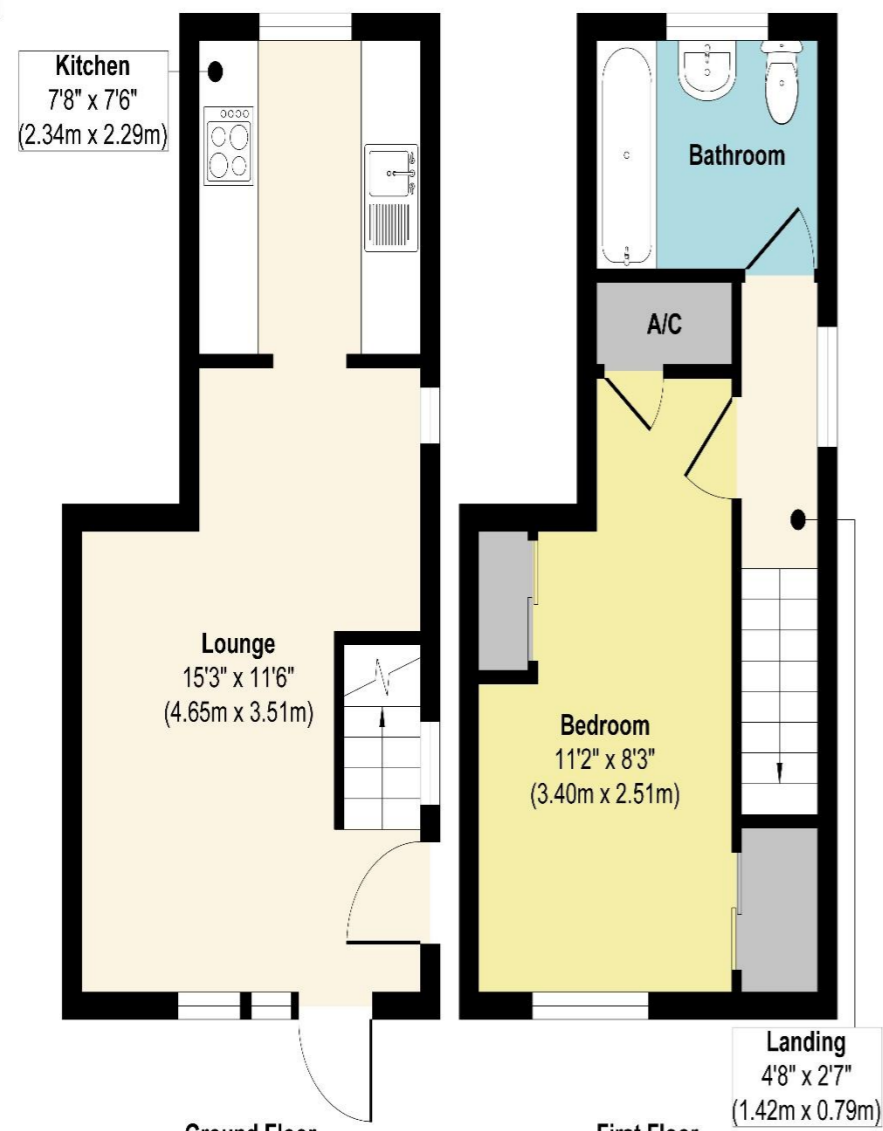


The Paddocks, Codicote

The Paddocks, Codicote



Ground Floor
Approximate Floor Area
219 sq. ft
(20.34 sq. m)

First Floor
Approximate Floor Area
219 sq. ft
(20.34 sq. m)

Approx. Gross Internal Floor Area 438 sq. ft / 40.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

The Paddocks, Codicote Freehold Guide Price £272,000



Well presented CHAIN FREE one bedroom FREEHOLD house situated in a lovely turning off the High Street Codicote. With a bright dual aspect lounge, fitted kitchen, first floor bathroom, private rear garden and allocated parking.

- CHAIN FREE
- One Bedroom Freehold End Terrace House
- Allocated Parking
- Private Rear Garden With Patio Area
- Great Storage Throughout
- Spacious Kitchen With Integrated Appliances
- Double Glazed Windows Throughout
- Bright Dual Aspect Lounge
- Ideal First Time Purchase Or Investment
- Close to Codicote High Street And Local Amenities





Lounge

Front door opens to bright and welcoming reception room with two double glazed windows to the front, a double glazed window to the side and a door opening to the rear garden. Wood laminate flooring, storage heater, carpeted stairs rising to the first floor and open walkway through to the kitchen.

Kitchen

Fitted with a range of base and eye level units, stainless steel sink with drainer and mixer tap, roll edge work tops and tiled splash backs. Integrated electric hob and oven, space for a washing machine and half height fridge, wood laminate flooring and double glazed window to the side.

First Floor Landing

Carpeted stairs and landing area with double glazed window to the front. Doors to bedroom and bathroom.

Bedroom

Comfortable bedroom with fitted wardrobe, airing cupboard and loft hatch. Carpeted flooring, radiator and double glazed window to the side.

Bathroom

Fitted with a low level flush wc, pedestal wash hand basin and panel enclosed bath with shower over. Heated towel rail, part tiled walls, vinyl flooring and opaque double glazed window to the side.

Garden

Mainly laid to lawn with a patio seating area and side gate access. A manageable outside space suited for both relaxation and low maintenance upkeep.

Front And Parking

Garden area to the front with one designated parking space. Front door.

Further Details

The property is Freehold
Council Tax Band - Band C

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.