

FOR SALE



Old School Close, Codicote, Herts
Two Bedroom, One Bathroom End of Terrace House
Asking Price of £330,000


MARTIN & CO



Old School Close, Codicote

Two Bedrooms, One Bathroom

Asking Price of £330,000

- **CHAIN FREE !**
- Situated within easy reach of the Village Street with various shops and amenities
- Two Bedrooms
- Allocated Parking Space
- Bright open-plan kitchen/lounge with Bay window with attractive brick feature walls
- Bathroom with modern white suite
- Good size loft space
- Gas Central Heating and Double Glazing

SUMMARY

This well presented **CHAIN FREE** two-bedroom home is located in a quiet location set in the sought after Codicote Village. The property features a bright and airy open-plan lounge/kitchen, two bedrooms, and a bathroom. Externally, the garden is laid to lawn, located to the front and side of the property, and features mature shrubs, flowers, garden lighting, and **ALLOCATED PARKING**.

The property is located within walking distance of **CODICOTE** High Street, which offers a range of restaurants, shops and other amenities, such as a butcher, chemist, bakers, post office, and convenience store. The picturesque **ST GILES CHURCH** lies to the northeast of the village, and the outstanding Codicote **CHURCH OF ENGLAND** Primary School is located in Meadow Way. Knebworth train station is only two miles away and Welwyn North and Welwyn Garden City railway stations are nearby. Additionally, there are good road links to both the A1(M) and M1. Viewing is **HIGHLY RECOMMENDED.**

ENTRANCE PORCH

Entrance porch leading straight in open-plan kitchen/lounge. Cupboard in porch housing meters and storage space.

OPEN-PLAN KITCHEN/LOUNGE/DINER 23' 7" x 14' 4" (7.18m x 4.38m)

The kitchen comprises laminate floor, radiator, a range of white gloss wall and base units with under-cupboard lighting, sink with single mixer tap, laminate work surfaces, integrated appliances including gas oven and hob, washing machine, fridge-freezer, dishwasher, microwave, and wine cooler, breakfast bar, storage cupboard housing boiler, additional downstairs storage, part-tiled walls, coving, ceiling light. The lounge area also features laminate flooring, double radiator, double-glazed Bay window to front aspect, coving, ceiling light.

STAIRS TO LANDING

The carpeted stairs lead to the landing featuring laminate floor, radiator, loft hatch, coving, ceiling light.



BEDROOM ONE 11' 9" x 11' 8" (3.57m x 3.56m)

Laminate floor, radiator, double-glazed window to front aspect, coving, ceiling light.

BEDROOM TWO 11' 10" x 6' 6" (3.61m x 1.99m)

Laminate floor, radiator, double-glazed window to front aspect, shelving unit, coving, ceiling light.

BATHROOM

Vinyl floor, heated towel rail, three-piece white bathroom suite comprising panel enclosed bath with silver mixer tap, shower attachment, low-level flush WC, sink with silver mixer tap enclosed in vanity unit, part-tiled walls, bathroom wall cabinet, obscure double-glazed window to front aspect, coving, ceiling light.

EXTERNAL SPACE

One allocated parking space directly outside property, garden to front and side of property which is laid to lawn and has a range of mature shrubs and flowers, garden lighting, and shed for storage.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Ground Floor = 28.1 sq m / 302 sq ft
First Floor = 26.6 sq m / 286 sq ft
Total = 54.7 sq m / 588 sq ft

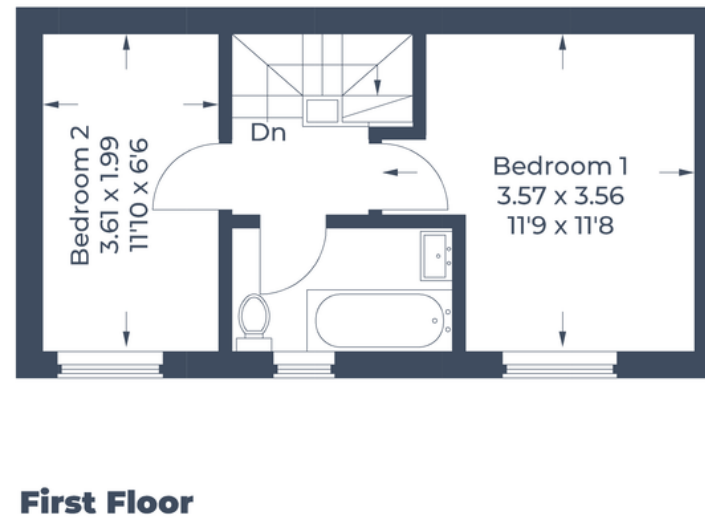
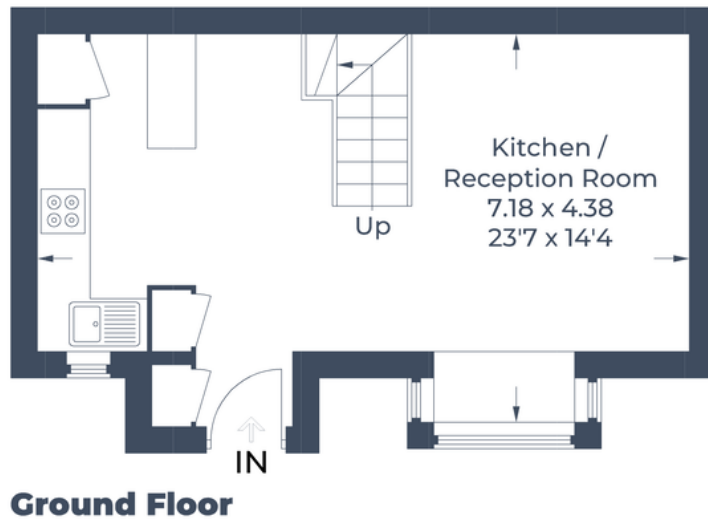


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Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>


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