

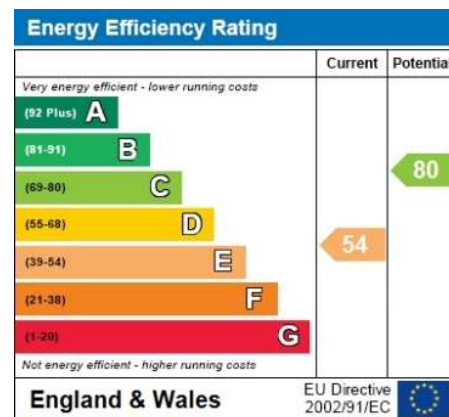
## Tithe Close, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 1551 sq. ft / 144 sq. m not incl Garage



Ground Floor

First Floor



For identification purposes only  
Measurements are approx and not to scale

## Tithe Close, Codicote Freehold Price £650,000



CALL NOW TO AVOID DISAPPOINTMENT, OFFERED CHAIN FREE THIS DETACHED FAMILY HOME which is situated in the charming village of Codicote and within walking distance of the High Street which caters for everyday needs offering convenience stores.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER WITH EN SUITE AND WALK IN WARDROBE
- LARGE RECEPTION
- REAR RECEPTION OPENING TO DINING
- KITCHEN LEADING TO CONSERVATORY
- DRIVEWAY AND GARAGE
- DOWN STAIRS W/C
- CHAIN FREE



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.





## ENTRANCE

UPVC front door leading to entrance hall, Laminate wood flooring, ceiling lighting, frosted window Leading to:

## GROUND FLOOR W/C

Laminate wood flooring, wall mounted hand wash basin with mixer tap, ceiling lighting, frosted window.

## FRONT RECEPTION ROOM

Laminate wood flooring, power points, radiator, window to front aspect, double doors leading to: Staircase rising to first floor landing.

## REAR RECEPTION

Open plan reception and dining area, laminate wood flooring, spot lights, radiators, power points, patio doors leading to garden, doors leading to kitchen and conservatory:

## KITCHEN

Featuring a range of fitted base and wall units, fitted sink with drainer and mixer tap over, cooker point with extractor unit over, washing machine point, fridge freezer space, laminate wood flooring, spot lights, power points, window and door leading to conservatory:

## CONSERVATORY

Tiled flooring, wall light, ceiling mounted fan, power points, sliding doors leading to garden.

## FIRST FLOOR LANDING

Fitted carpets, spot lights, loft hatch, doors leading to:

## MASTER BEDROOM

Fitted carpets, power points, radiator, dual aspect casement windows, built-in wardrobe,

Sliding doors leading to walk in Wardrobe, automatic light, a range of shelving and shelf.

Door leading to En- Suite

## EN - SUITE TO MASTER BEDROOM

Fitted hand wash basin with mixer tap, low level W/C, walk in shower cubicle, extractor unit, tiled flooring, tiled walls, spot lights, shaving point.

## BEDROOM TWO

Fitted carpets, spot lights, power points, radiator, dual casement windows to front aspect, fitted wardrobes.

## BEDROOM THREE

Fitted carpet, pendant light, power points, radiator, window to front aspect.

## BEDROOM FOUR

Fitted carpet, pendant light, power points, radiator, casement window with rear aspect.

## FAMILY BATHROOM

Fitted bath tub with mixer tap and shower attachment, fitted hand wash basin with mixer tap, low level W/C, walk in shower cubicle, heated towel rail, tiled flooring, tiled walls, spot lights, frosted window, cupboard housing water tank.

## GARAGE

Up and over door, wall mounted boiler, strip light, power points.

## REAR EXTERIOR

mainly laid to lawn with patio area, corner decking area, pedestrian side access

## FRONT EXTERIOR

Driveway for two vehicles, path leading to front door, front garden mainly laid to lawn.

## Further Details

The property is Freehold  
Council Tax Band - Band F

**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.**