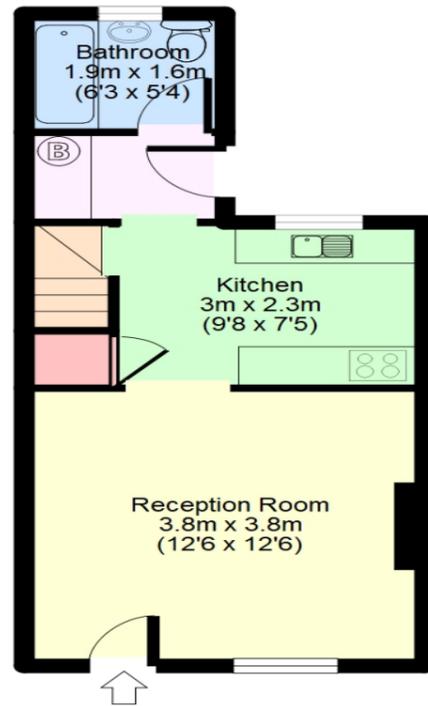
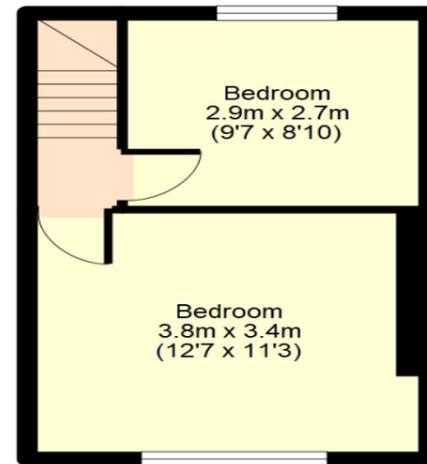


High Street, Codicote, SG1

APPROX GROSS INTERNAL FLOOR AREA: 563 sq. ft / 52 sq. m

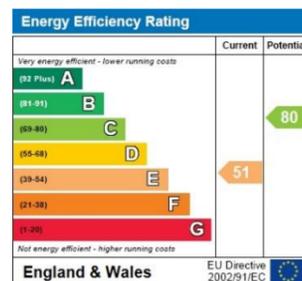


Ground Floor



First Floor

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 particulars 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 Price £330,000



Ideal First Time Purchase, Great Location and Recently Updated Throughout! Raine and Co are proud to bring to the Codicote property market this fully updated 2 bedroom end of terrace cottage located just off the High Street.

- Ideal First Time Purchase
- Two Bedroom End of Terrace
- Cottage
- Recently Updated Throughout
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Fitted Carpets
- Gas Central Heating
- Wood Burning Stove
-





Lounge

Entry through front door. Single radiator. Feature fireplace with wood burning stove. Down lighters. Double glazed windows to front. Doorway to kitchen.

Kitchen

Comprising a range of matching fitted wall and base units with glazed front and work surfaces. Stainless steel sink unit with drainer and mixer tap. Part tiled walls. Gas cooker hob with filter hood over and electric oven underneath. Space for under-counter fridge and freezer. Down lighters. Tiled flooring. Single radiator. Double glazed window to rear. Doorway to storage area.

Lobby

Tiled flooring. Cupboard with shelving. Plumbing for washing machine and tumble dryer. Wall mounted Combi boiler. Door leading to rear Garden

Family Bathroom

Access from Kitchen/Storage Area. Comprising a panel enclosed bath with mixer tap and mains shower attachment. Low level WC. Inset wash hand basin with mixer tap. Splash back tiled walls. Down lighters. Extractor fan. Heated towel rail. Frosted double glazed window to rear.

First Floor Landing

Access to loft. Access to Master and Second Bedrooms

Master Bedroom

Single radiator. Double glazed window to front.

Second Bedroom

Single radiator. Double glazed window to rear.

Rear Garden

West facing. Cold water tap. Right-of-Way access. Mainly laid to Decking. Social area with light and power.

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.