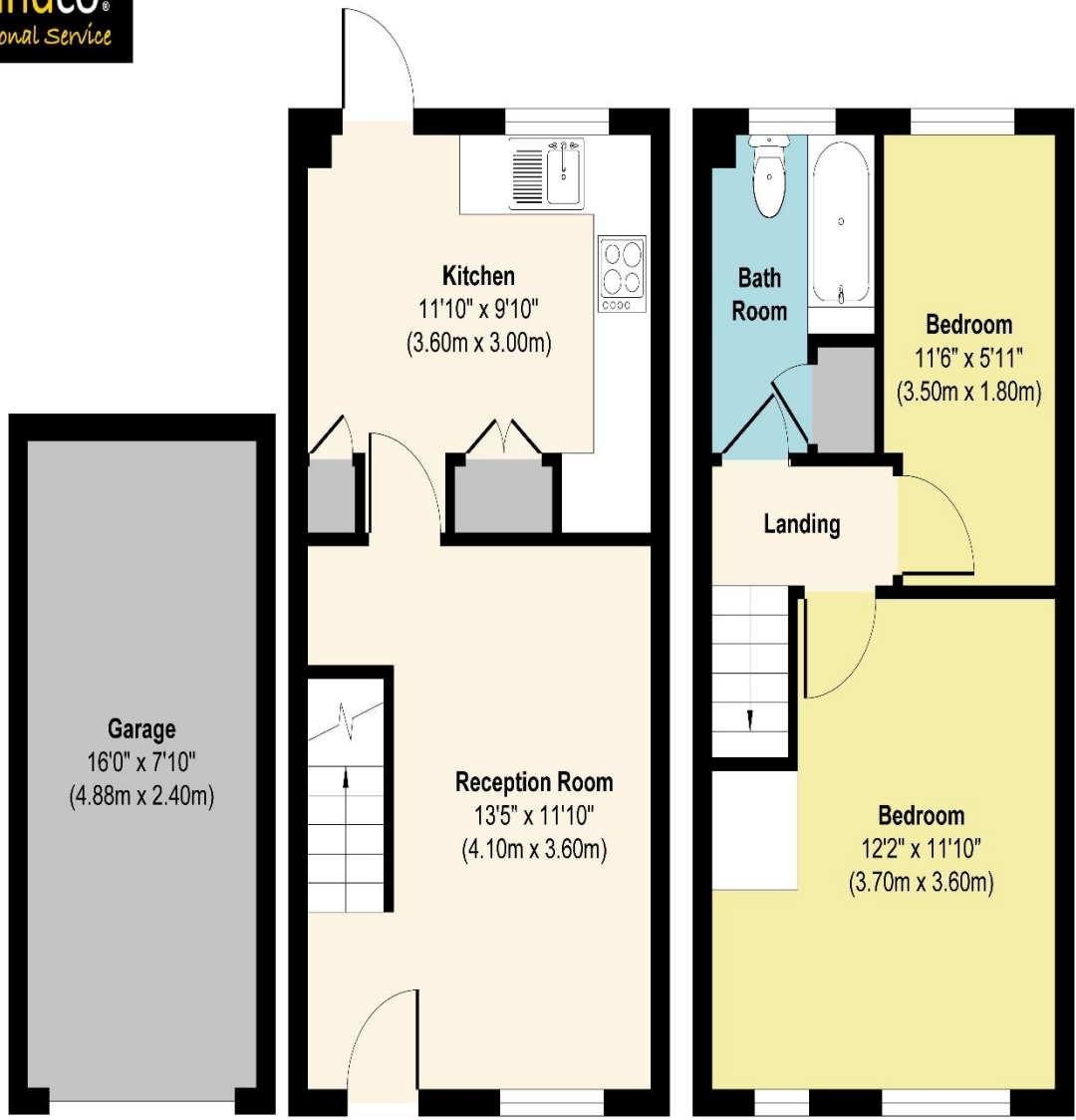


The Paddocks, Codicote

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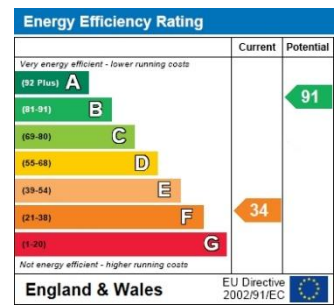
Garage
Approximate Floor Area
126 sq. ft
(11.71 sq. m)

Ground Floor
Approximate Floor Area
274 sq. ft
(25.50 sq. m)

First Floor
Approximate Floor Area
274 sq. ft
(25.50 sq. m)

Approx. Gross Internal Floor Area 674 sq. ft / 62.71 sq. m (Including Garage)

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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

The Paddocks, Codicote Freehold Guide Price £335,000



A two bedroom end terrace house in Codicote featuring a lounge, fitted kitchen with garden access, two bedrooms and a bathroom. Outside offers a rear garden with a lawn and decking area, side access, and communal parking.

- Two bedroom end terrace house
- Garage with up and over door
- Fitted kitchen with integrated appliances
- Double glazed windows throughout
- Rear garden with lawn and decking area
- Side access to the garden
- Boarded loft providing additional storage
- Communal parking available
- Popular village location in Codicote
- Suitable for owner occupiers and investors



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

The Paddocks, Codicote



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Lounge

Front door opening into the lounge featuring wooden flooring, a radiator, double glazed window to the front, door leading through to the kitchen and carpeted stairs rising to the first floor.

Kitchen

Fitted with tiled flooring, base and eye level units and roll over work tops. Integrated oven and hob with extractor over, integrated fridge freezer, plumbing for a washing machine and dishwasher, steel sink with drainer, rinsing bowl and mixer taps. Integrated storage cupboard, double glazed window to the rear and door opening to the garden.

Landing

Carpeted landing with doors to both bedrooms and the bathroom. Loft hatch providing access to the boarded loft space.

Bathroom

Comprising tiled flooring, part tiled walls, wc, pedestal wash hand basin and a panel enclosed bath with screen. Heated towel rail, airing cupboard and double glazed window to the rear.

Master Bedroom

A carpeted double bedroom with two double glazed windows to the front, radiator and integrated wardrobe.

Bedroom Two

Carpeted bedroom with a double glazed window to the rear.

Outside

To the front, the property benefits from a small garden area set back from the road, with communal parking available nearby. The rear garden is mainly laid to lawn with a decking area providing space for outdoor seating. Side access offers convenient external access to the garden. Additional benefits include an external up and over garage.



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.