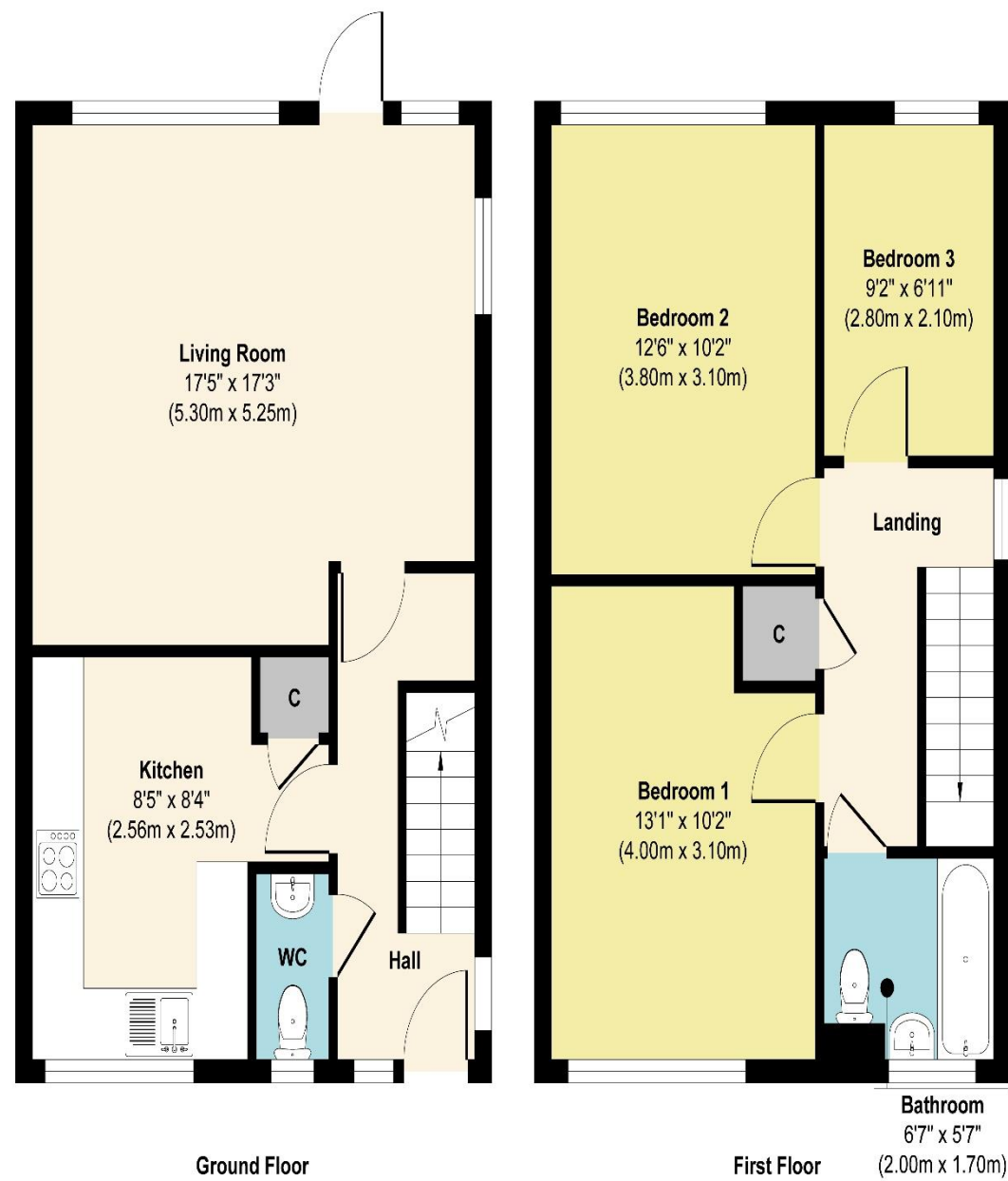




Ground Floor  
Approximate Floor Area  
442 sq. ft  
(41.08 sq. m)

First Floor  
Approximate Floor Area  
442 sq. ft  
(41.08 sq. m)

Approx. Gross Internal Floor Area 884 sq. ft / 82.16 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 Close, Codicote, Freehold Guide Price £425,000



Spacious three bedroom end terrace home occupying an impressive corner plot in the heart of Codicote, offering huge extension potential (STPP), front and rear gardens, downstairs WC, newly fitted boiler and radiators, modern shower room with rear and side access.

- Three Bedroom End Terrace Home
- Exceptional Corner Plot Position
- Huge Extension Potential (STPP)
- Front And Rear Gardens
- Newly Fitted Boiler And Radiators
- Gas Central Heating Throughout
- Double Glazing Throughout
- Downstairs WC
- Side And Rear Access To Garden
- Two Powered Garden Sheds







## Full Description

Situated within a quiet and popular residential location in the heart of Codicote, this well presented three bedroom end terrace home occupies an exceptional corner plot offering substantial outside space and exciting scope for future enlargement (STPP). The property has been well maintained and benefits from a newly fitted boiler and radiators, gas central heating, double glazing and a recently installed shower, making it an ideal purchase for first time buyers, families or those looking for a home with future potential. Upon entering, you are welcomed by a spacious entrance hall with natural light provided by a side aspect window, access to all principal ground floor accommodation and useful understairs storage. The ground floor further benefits from a convenient WC. The kitchen has been thoughtfully designed with attractive wood worktops, a tiled splashback and breakfast bar opening directly into the living accommodation, creating a sociable and practical layout. Integrated appliances include a dishwasher, induction hob with extractor and eye level oven and grill, whilst additional storage is provided by a useful pantry cupboard. The generous dual aspect living room is flooded with natural light thanks to windows to both the rear and side elevations and enjoys direct access onto the rear garden through a glazed door, creating an excellent entertaining space. Externally, one of the standout features of this home is the substantial corner plot garden which extends to both the side and rear of the property. Arranged over two levels with patio and lawn areas, the garden benefits from side and rear access, outside power points, water butts and two sheds with electricity connected. The size and position of the plot offers exceptional potential for extension or further development (STPP). The first floor comprises three well proportioned bedrooms together with a family bathroom and additional storage via an airing cupboard and partially boarded loft space. Conveniently positioned within easy reach of Codicote village amenities, highly regarded schooling and excellent transport links to nearby towns and rail services, this property represents an excellent opportunity to acquire a family home with immediate comfort and long term potential.

## Ground Floor

### Entrance Hall

Carpeted flooring, window to side aspect, radiator, open understairs storage cupboard and doors leading to all ground floor accommodation including the downstairs WC.

### Downstairs WC

Laminate flooring, low level WC, vanity wash hand basin, radiator and frosted window to front aspect.

### Kitchen

Fitted with wood worktops and wood effect laminate flooring, tiled splashback, stainless steel sink unit, induction hob with integrated extractor hood and eye level oven and grill. Integrated dishwasher, pantry storage cupboard, space for washing machine and under counter fridge, radiator and window to front aspect. Open breakfast bar leading through to the living room.

## Living Room

A spacious dual aspect reception room featuring carpeted flooring, two radiators, two windows overlooking the rear garden and an additional side aspect window allowing for excellent natural light. Glazed door providing direct access to the garden.

## Garden

Exceptional corner plot garden arranged over two levels and mainly laid to lawn and patio. Benefitting from side and rear access, two sheds with power connected, external power points, water butts and offering significant extension potential (STPP)

## First Floor

### Landing

Carpeted flooring, side aspect window, airing cupboard, loft access to a partially boarded loft space and doors to all first floor accommodation.

### Bedroom One

Good sized double bedroom with carpeted flooring, radiator and window to front aspect.

### Bedroom Two

Double bedroom with carpeted flooring, radiator and window overlooking the rear garden.

### Bedroom Three

Well proportioned third bedroom with carpeted flooring, radiator and rear aspect window.

## Family Bathroom

Fitted with laminate flooring and half tiled walls, vanity wash hand basin, WC, bath with shower, heated towel rail and frosted window to front aspect.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**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.