

Asking price of £375,000 Freehold

Tower Road, Codicote, SG4 8XH



- **Terraced House with Potential**
- **Sitting Room with Open Fire**
- **Kitchen/Dining Room**
- **Large Family Bathroom**
- **Three Bedrooms**
- **Good Size Garden with Outbuilding**
- **Front Garden plus Off Road Parking**
- **Village Location**

CHARACTER THREE BEDROOM TERRACED HOUSE WITH POTENTIAL and comprising a sitting room with open fire, large kitchen/breakfast room, large family bathroom, lobby, three bedrooms and large mature garden with outbuilding plus off road parking for two vehicles. Situated in this tree lined road just off the Village High Street with all its amenities, excellent JMI School, open countryside and within easy reach of Welwyn Garden City and Hitchin for main line stations serving London's Kings Cross and comprehensive shopping facilities.

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Path to Front Door leading to:

Sitting Room:

Window to front, radiator, open fireplace with brick hearth, large understairs cupboard with storage space, telephone point, t.v. point, power points. Leading to:

Kitchen/Dining Room:

Comprising a range of wall and base units, stainless steel sink unit, work surfaces with under counter washing machine, free standing fridge/freezer, part tiled splashbacks, space for oven, window to rear, radiator, tiled effect flooring, power points, door leading to enclosed staircase.

Lobby:

Radiator, door to garden, door to family bathroom.

Family Bathroom:

Window to side, panel enclosed bath with shower attachment, shower cubicle with glazed screen, fully tiled walls, low level w.c., pedestal wash hand basin with mirror above and wall mounted vanity cupboard, wall mounted Potterton boiler, radiator, wood effect flooring.

Turning Staircase to First Floor Landing:

Access to loft, doors leading to:

Bedroom One:

Window to rear, shelving, radiator, power points.

Bedroom Two:

Window to front, radiator, shelving, power points.

Bedroom Three:

Window to front, radiator, power points.

Rear Garden:

A mature garden with a right of way, gate leading to a private and enclosed lawned area with vegetable patch, path leading to the end of the garden with further lawned and seating area, flower and shrub borders, two outside taps, power connection.

Brick Built Outbuilding.

Front Garden:

Paved off road parking for two vehicles, fenced to boundary, lawned area, path to front door.

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

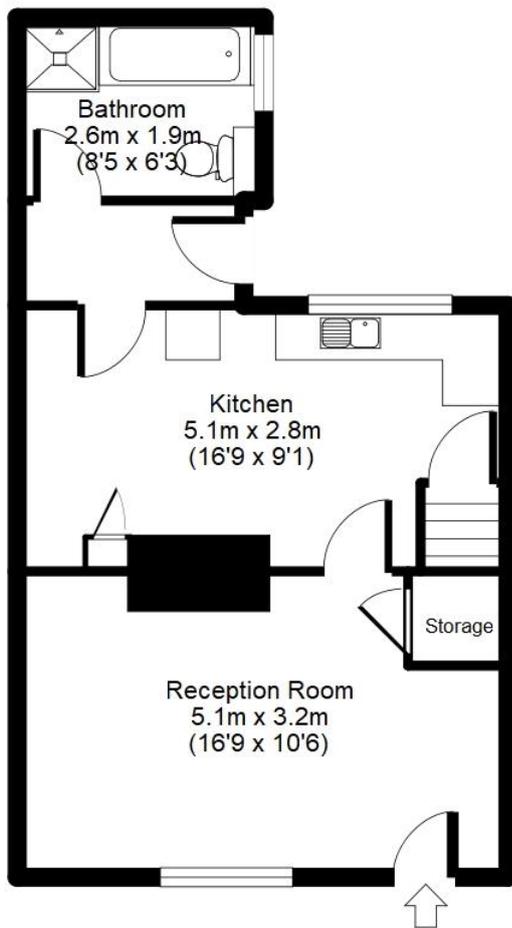


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

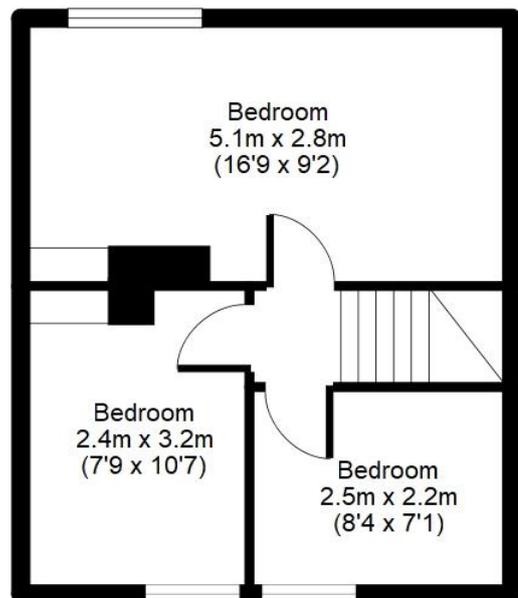
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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.

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APPROX GROSS INTERNAL FLOOR AREA: 743 sq. ft / 69 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale