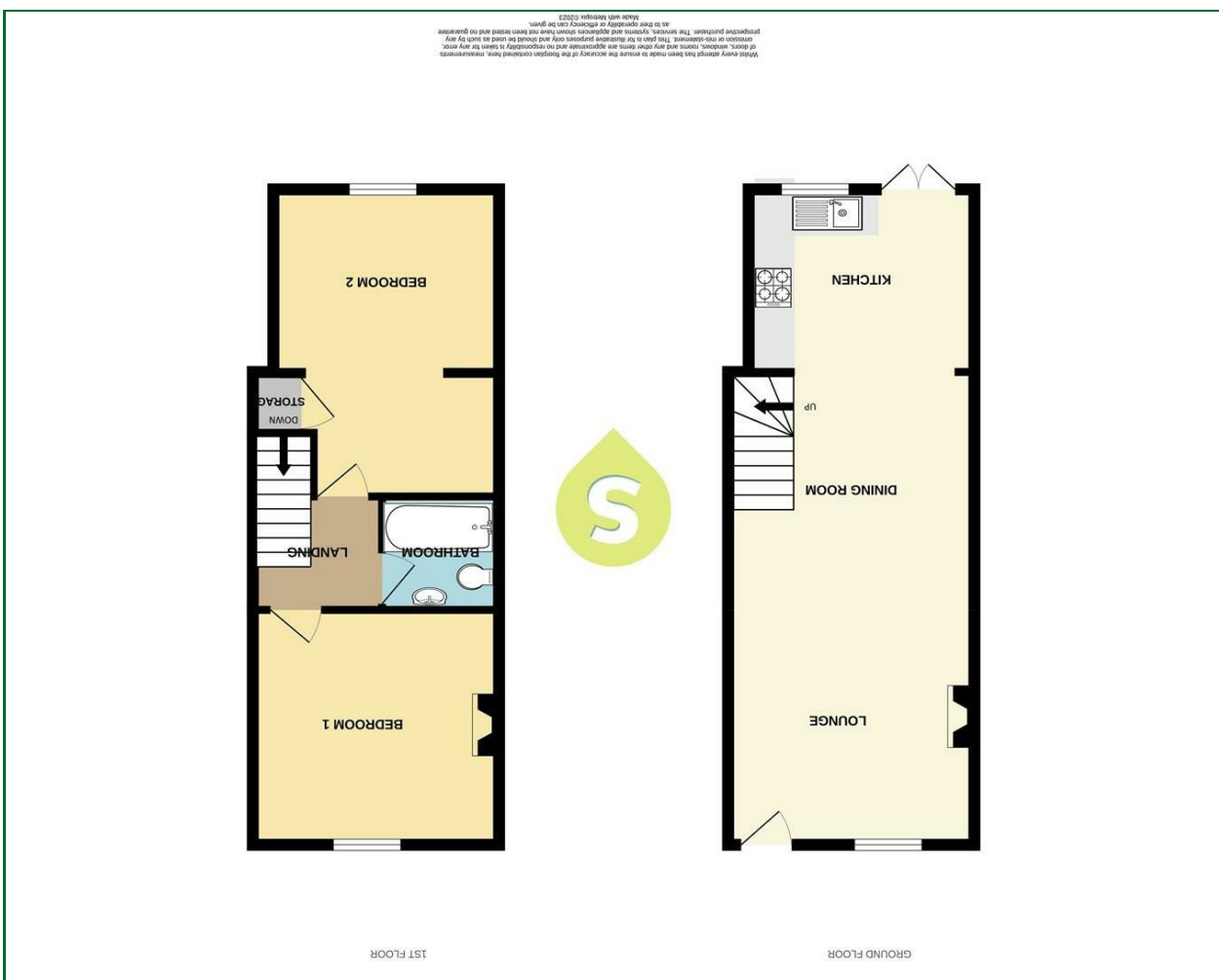




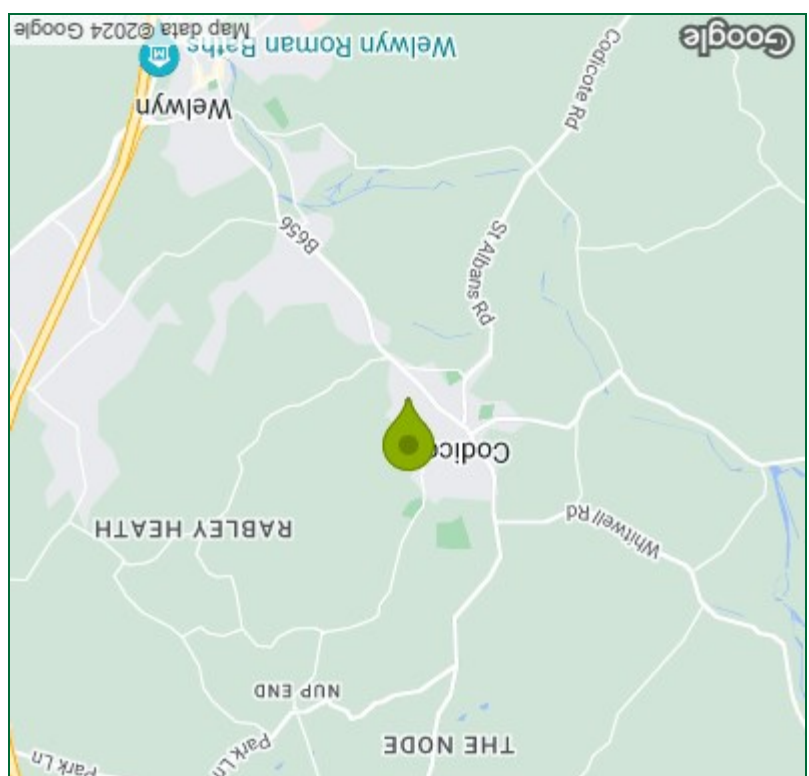
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

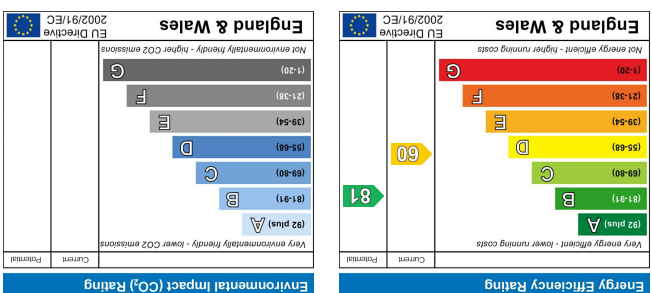
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



New Town,
Codicote | Hertfordshire
£350,000



Lounge
12'1" x 11'7"
Window to front, radiator, entrance door,
fireplace with tiled hearth, opening into:-

Dining Room
12'2" x 11'8"
Stairs leading to first floor, radiator, fitted
cupboards under stairs, opening into:-

Kitchen
11'1" x 9'0"
Range of base and eye level units with roll top
work surfaces, stainless steel sink unit with
mixer tap, integrated oven and hob, integrated
fridge/freezer, plumbing for dishwasher,
window to rear, French doors to garden.

Landing
Doors to all first floor rooms, access to loft space.

Bedroom One
12'1" x 11'6"
Window to front, radiator, open fire.

Bedroom Two
15'0" x 11'1" plus 8'7" x 6'1"
Window to rear, radiator, fitted cupboard.

Bathroom
Panel enclosed bath with mixer tap and shower
attachment, glass shower screen, low level w.c,
pedestal wash hand basin with tiled splashback,
extractor fan.



Rear Garden
A good sized, fully enclosed garden with four
stepped areas laid to either paving or lawn,
gated access to front via footpath.

Agents Notes
Freehold
Council Tax band D.
EPC band D.

