



73 New Town, Codicote, SG4 8UQ

Price Guide £350,000

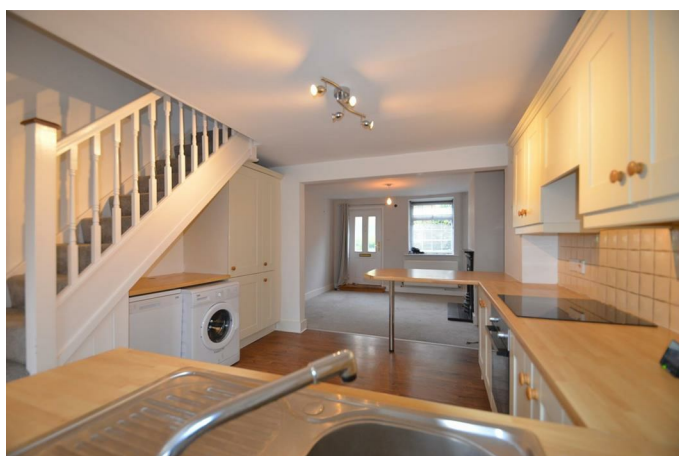
We are delighted to be able to offer to the market this superb two, double bedroom home located in the popular village of Codicote. The property boasts an open plan feel throughout with a large lounge, separate kitchen and dining room, upstairs there are two double bedrooms and a bathroom. The property has a decent size rear garden with views over open countryside and is being sold with no upward chain.,

Lounge 12'0" x 11'8" (3.66 x 3.56)



Window to front, entrance door, fireplace with tiled hearth, opening into:-

Kitchen 12'1" x 12'0" (3.7 x 3.66)



Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashback, integrated oven and hob, plumbing for washing machine and dishwasher, stairs leading to first floor, opening into:-

Dining Room 11'1" x 8'9" (3.38 x 2.69)

French doors to garden, window to rear, radiator.

Landing

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

Bedroom One 11'7" x 10'1" (3.54 x 3.08)



Window to front, radiator, fitted wardrobes and cupboards.

Study 8'7" x 5'3" (2.64 x 1.61)

Storage cupboard, door into bedroom two.

Bedroom Two 10'11" x 8'10" (3.35 x 2.71)

Window to rear, radiator.

Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, low level w.c, pedestal wash hand basin, part tiled walls, extractor fan.

Rear Garden



Paved patio area with steps down to lawn area staggered in three sections, gated access to front.

Agents Notes

Freehold
Council Tx band D.
EPC band D.

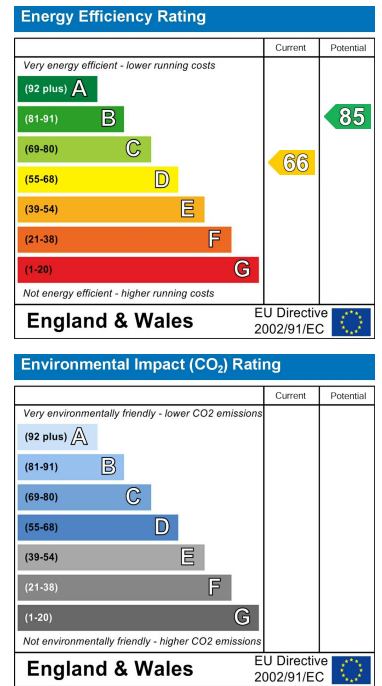
Floor Plan



Area Map



Energy Efficiency Graph



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