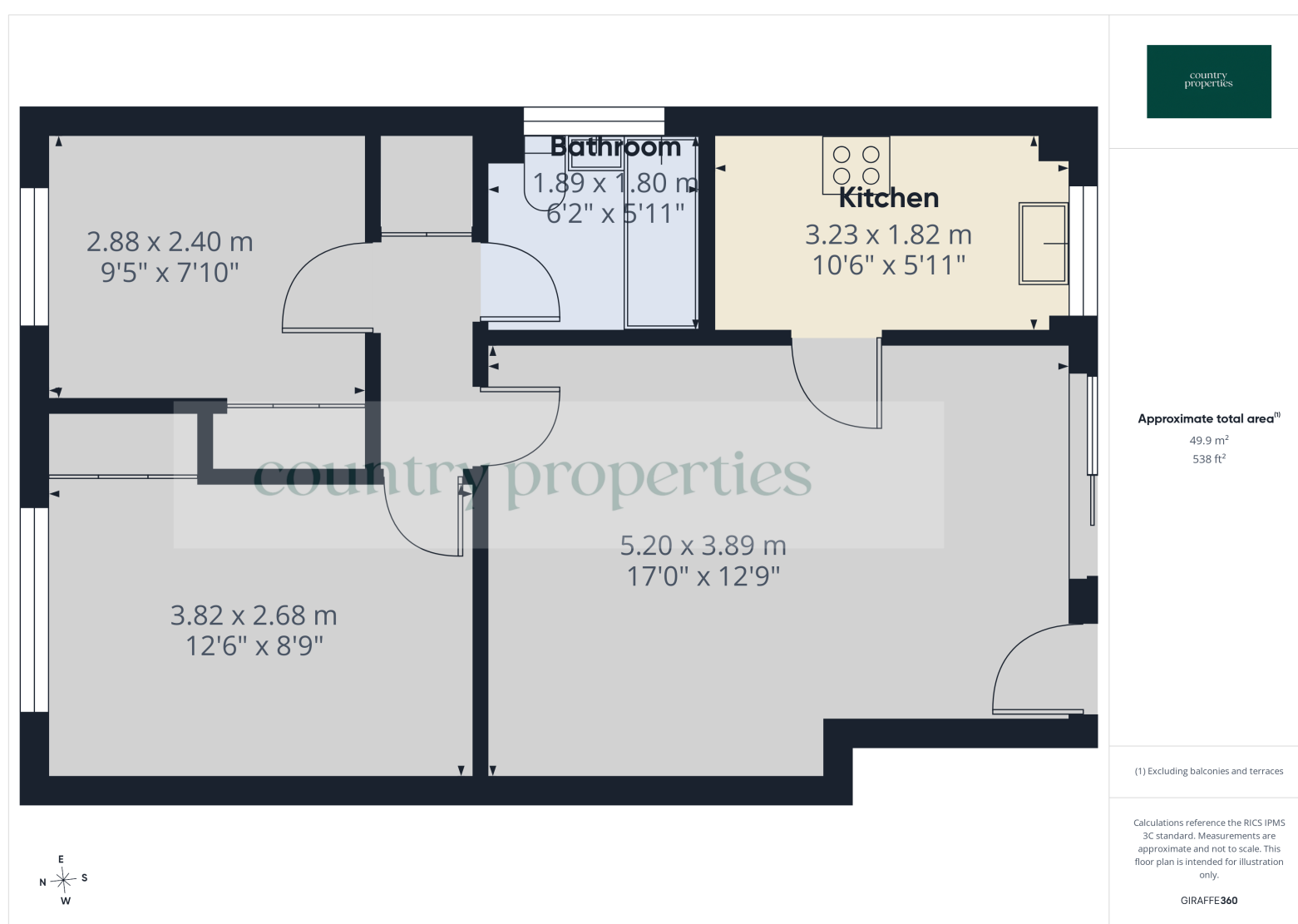




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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A well-presented two-bedroom ground floor maisonette situated in the popular village of Codicote. The property benefits from uPVC double glazing, a garage en-bloc and two external storage sheds, one with power connected. Further features include communal gardens and a communal drying area, with local amenities and transport links nearby. Ideal for first time buyers, downsizers or investors alike

- Two Bedroom Ground Floor Maisonette
- Popular Codicote Village Location
- uPVC Double Glazing Throughout
- Garage En-Bloc
- Two External Storage Sheds
- Communal Gardens & Drying Area
- Ideal First Time Buy Or Investment
- Chain Free

Ground Floor

Living Room

A spacious living/dining room featuring wood-effect flooring and excellent natural light from the large picture window opening directly onto the front of the property. The room offers ample space for both seating and dining areas and benefits from decorative wall panelling, feature lighting and a useful open archway, creating a bright and versatile living space with doors leading to the kitchen and rear hall.

Kitchen

The kitchen is fitted with a range of matching wall and base units complemented by contrasting work surfaces and tiled splashbacks. Additional features include an integrated oven and hob, space for appliances and a window providing natural light and views over the communal grounds.

Bedroom

A well-proportioned bedroom featuring wood-effect flooring, decorative wall detailing and a large uPVC double glazed window allowing for plenty of natural light and pleasant outlooks over the communal grounds.

Bedroom

A versatile second bedroom/study featuring a uPVC double glazed window with pleasant outlooks, wood-effect flooring and fitted shelving, making it ideal as a guest bedroom, home office or nursery.



Bathroom

The bathroom is fitted with a modern white suite comprising a panel enclosed bath with shower and glass screen, pedestal wash hand basin and low level WC. Fully tiled walls and a frosted uPVC double glazed window complete the room.

Outside

Garage

A single garage en-bloc with metal up and over door.

Communal areas

The property enjoys access to beautifully maintained communal gardens, predominantly laid to lawn with a variety of mature shrubs and trees creating a pleasant green outlook. The gardens are enclosed by gated fencing, providing a secure and private outdoor environment for residents to enjoy.

Outbuildings

The property benefits from two outside storage areas, the first is a timber lean to attached to the side of the property that benefits from light and power within, the second is a brick built en block storage shed with a lockable front timber door and corrugated roof.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

