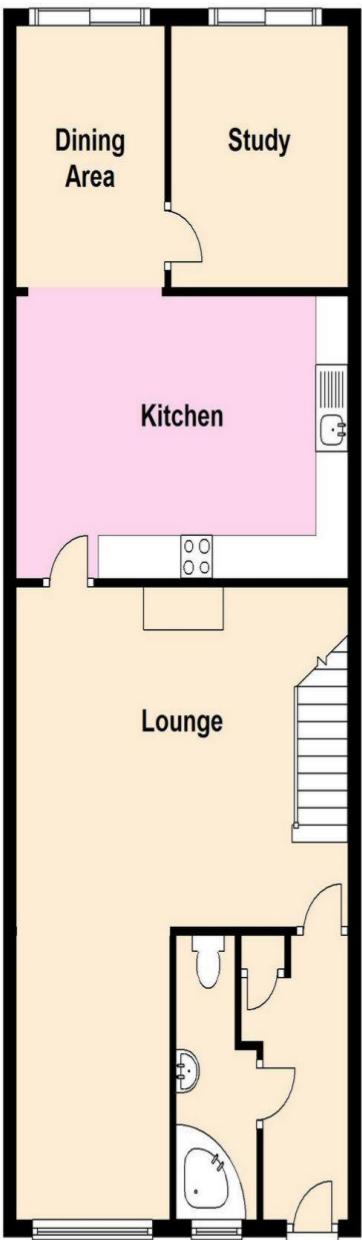


Ground Floor

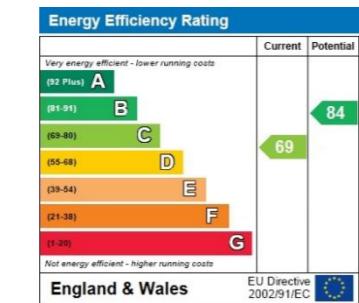
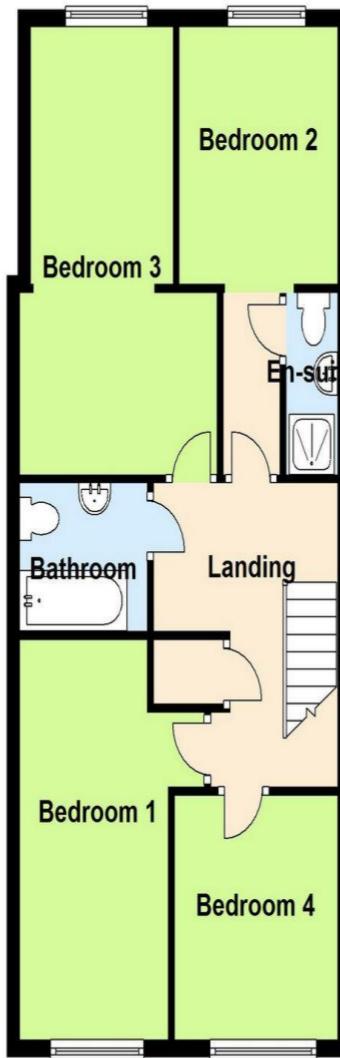
Approx. 71.7 sq. metres (771.9 sq. feet)



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)

First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



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.

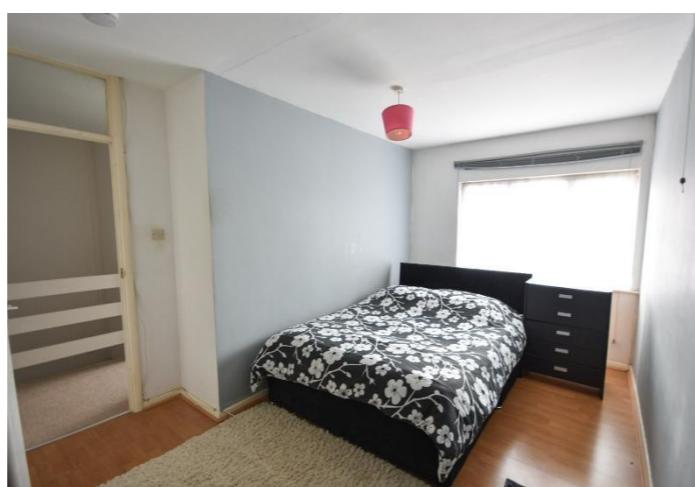
Valley Road South, Codicote Freehold Guide Price £550,000



An exceptionally large 4 bed property in a quiet cul-de-sac. Short walk from village high street and highly sought after local primary school. The property has enormous potential and would make an ideal family home.

- 4 Bedroom Family Home
- 2 Reception Rooms
- Large Open Plan Kitchen
- 2 Bathrooms + En-Suite to Master Bedroom
- Garage at Rear of Property
- Close to Village Primary School
- Gas Central Heating
- EER: C
-





Front Door

Double glazed door to:

Entrance Hall

Single radiator. Storage/meter cupboard. Laminate flooring. Door to:

Downstairs Family Bathroom

Panel enclosed corner bath with mixer tap and shower attachment over. Fully tiled walls. Pedestal wash hand basin with mixer tap. Low level WC. Single light. Radiator. Double glazed window to front.

Lounge

11'2" (3.4m) x 10'11" (3.16m)

Two radiators. Television/cable point. Feature fireplace. Fitted bookcase. Double glazed window to front. Door to:

Kitchen

10'4" (3.16m) x 16'11" (5.15m)

Range of matching fitted wall and base units with glazed fronts and work surfaces over. Single bowl single drainer stainless steel sink unit with mixer tap. AGA gas oven. Integrated electric oven with filter hood over and gas hob. Upright fridge/freezer. Under counter tumble dryer. Space for under counter washing machine. Single light. Television point. Telephone point. Door to:

Dining Area

6'11" (2.1m) x 11'2" (3.41m)

Built in bookcase style cupboards. Double glazed dual sliding doors to rear garden.

Study

10'3" (3.12m) x 8'4" (2.54m)

Single radiator. Telephone point. Double glazed dual sliding doors to rear garden.

First Floor Landing

Storage cupboard with combi boiler, heating and water controls. Doors to:

Bedroom One

8'2" (2.5m) x 15'1" (4.61m)

Single radiator. Television point. Double glazed window to front.

Bedroom Two

8'0" (2.43m) x 9'8" (2.94m)

Single radiator. Television point. Double glazed window to rear. Door to:

En-Suite

Fully tiled shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point.

Bedroom Three

7'1" (2.16m) x 17'3" (5.26m)

Single radiator. Television and telephone points. Double glazed window to rear.

Bedroom Four

8'4" (2.55m) x 8'10" (2.69m)

Single radiator. Television point. Double glazed window to front.

Family Bathroom

Panel enclosed bath with mixer tap and shower attachment and ornate glass panel over. Fully tiled. Low level WC.

Pedestal wash hand basin with mixer tap. Extractor fan. Single radiator.

Front Garden

Tree and grass to borders. Steps to front door. Exterior light.

Rear Garden

Fully paved patio to rear of property. Cold water tap. Rear access via gate.

Garage

En-bloc single garage. Metal shutter door with built-in lock. Side and back access through garden.

Further Details

The property is Freehold

Council Tax Band - Unknown

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.