



2 bedroom village home with 70ft rear garden and views

130 Valley Road, Codicote, SG4 8YN



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This 2 bedroom terraced home is situated in a popular cul-de-sac allowing access to the village high street with its numerous shops and eateries together with an outstanding C of E Primary school. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, kitchen, lounge and recently added conservatory. To the first floor there are 2 bedrooms and a bathroom. Outside there is a 70ft rear garden, a pretty front garden, allocated parking and to the front an open aspect across the close to fields beyond.

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded Church of England primary school, rated as 'outstanding' by Ofsted, has the motto "Everyone will know success" whilst state secondary education is provided by schools in the nearby towns. There is the pretty church of St Giles built circa 1110 & a selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at www.codicoteparish.net

Codicote Village Day is also an annual one day festival with lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

Offers in excess of £290,000 Freehold



Proximity

All distances and journey times are approximate

Knebworth 3.6 miles

Stansted airport circa 29 miles - 49 mins

London Heathrow Airport 39 miles - 50 mins

Luton Airport circa 9 miles - 20 mins

Welwyn Garden City 4.9 miles

Hitchin 8 miles

The accommodation is arranged as follows:

Part glazed front door opening to:

Entrance Hall 7'09 x 5'00 (2.36m x 1.52m)

A welcoming hall with space for coats and space for a full height fridge freezer. There is a cupboard for storage and a further shallow cupboard housing the electricity fuse box and water filter for boiler. The floor is ceramic tiled, there is a pendant ceiling light and radiator. Door to:

Kitchen 7'03 x 6'10 (2.21m x 2.08m)

With a window to the front providing far reaching views across the pretty cul-de-sac to fields beyond, the kitchen has a range of limed oak effect wall and base units with cupboards and a flight of drawers under an electric 4 ring induction hob with extractor fan over. There is a high level electric fan oven, and space for under counter fridge and space for washer/dryer. Roll top work surfaces incorporate a melamine sink with integral draining board and chrome mixer tap, and there is ceramic tiling to splash-backs and walls. The kitchen houses a gas fired, wall mounted "Potterton Heatmax Combi" boiler that provides both hot water and serves the central heating.

Lounge 16'01 NT 13'02 x 12'09 (4.90m NT 4.01m x 3.89m)

The sitting room has a window to the rear that looks into the conservatory and the rear garden beyond. There is space for a desk under the stairs, TV point, telephone point, coving to ceiling, 2 pendant ceiling lights and stairs to the first floor. Door to:



Conservatory 10'10 x 8'11 (3.30m x 2.72m)

A recent addition, the conservatory provides a further bright and airy living space, with space for a table and chairs from where you can sit and enjoy looking out onto the garden through windows and double French doors. The conservatory floor has ceramic tiling, there is a radiator and two wall lights.

Staircase from sitting room to first floor:

Landing

With hatch to the part boarded loft, the landing has a cupboard providing storage and a housing a radiator. There are doors to all upstairs accommodation including:

Bedroom One 10'10 x 9'06 (3.30m x 2.90m)

A lovely bright room with window to the rear overlooking the garden, and built-in cupboards to the stair wall providing useful storage space. There is a radiator, ceiling pendant light and TV point.

Bedroom Two 10'06 x 6'05 (3.20m x 1.96m)

This room has a high level window to the front, under which there is eaves storage space. There is a pendant ceiling light.

Bathroom 6'02 x 5'03 WT 7'02 (1.88m x 1.60m WT 2.18m)

The bathroom has been fitted with a white suite, with chrome hardware, comprising shaped, panelled bath with wall mounted shower over, a wash hand basin set into a tongue & groove panelled pedestal, and a low level WC. There is pale grey wood effect vinyl flooring, a high level window to the front with pretty obscured glazing, and an under-eaves tiled shelf that provides space for storage. Radiator and ceiling light.

Outside



Rear Garden

Approached via doors from the Conservatory, the rear garden is a real feature of this property measuring approximately 70' long x 14' wide, widening to 21' towards the end of the garden.

There is paved pathway with steps up to a recently laid lawn with stepping stones across it, sleeper borders and a side wall that provides a good degree of privacy. There are further steps up from the lawn to a pathway that leads to the garden shed and an wide area beyond that could provide a sun terrace and barbecue area for alfresco dining. Pretty shrubs include a star Magnolia and a Camellia. There is gated access to the side where there is parking.

Parking

There is space for one car, and visitors parking is also provided.

Front Garden

There is a very pretty front garden with gravelled area, pathway and ornamental flowering Cherry. The current owners feed the birds from here, with blue tits, robins and goldfinches among the visitors.

Viewing Arrangements

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

Disclaimer

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Energy Performance Certificate



130, Valley Road, Codicote, HITCHIN, SG4 8YN

Dwelling type: Mid-terrace house
Reference number: 9848-5028-7244-3326-5990
Date of assessment: 14 April 2016
Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 April 2016
Total floor area: 53 m²

Use this document to:

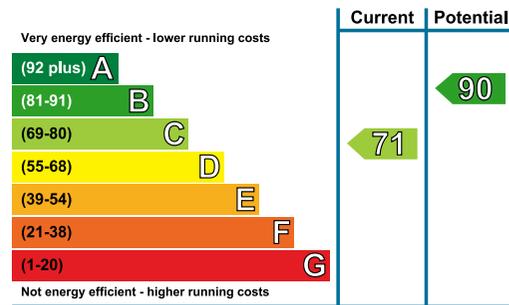
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,566
Over 3 years you could save	£ 300

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,158 over 3 years	£ 951 over 3 years	
Hot Water	£ 267 over 3 years	£ 174 over 3 years	
Totals	£ 1,566	£ 1,266	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 72	✓
2 Heating controls (room thermostat and TRVs)	£350 - £450	£ 135	✓
3 Solar water heating	£4,000 - £6,000	£ 96	✓

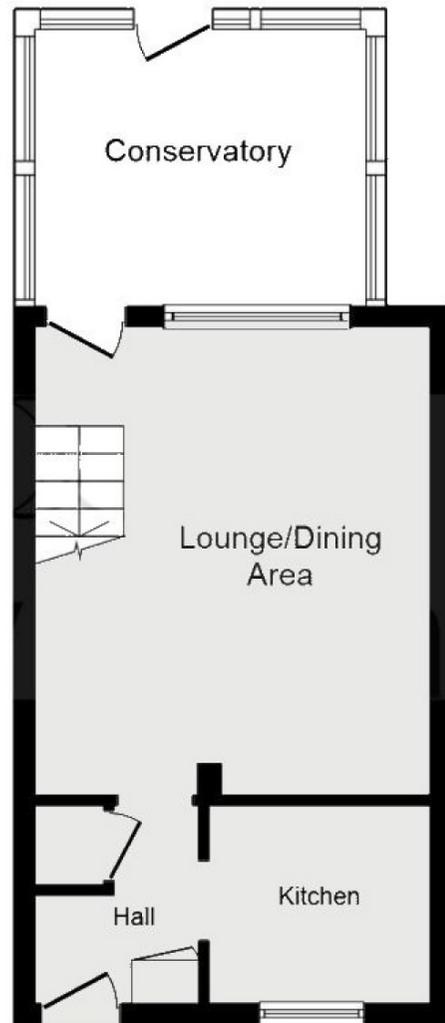
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

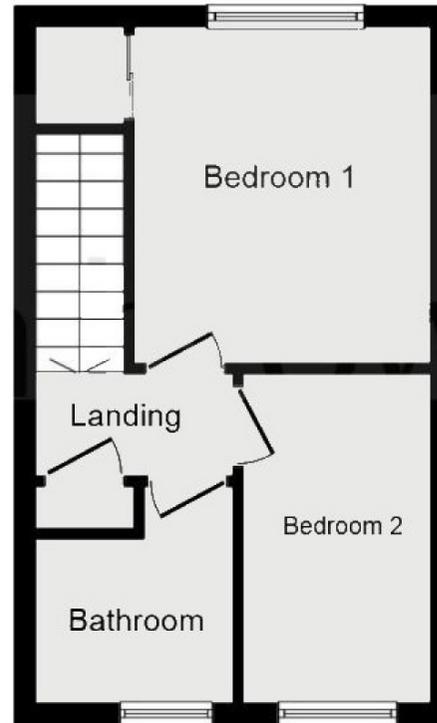


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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.