



Well presented 2 bedroom semi detached village bungalow

3 St Giles Road, Codicote, SG4 8XN



## 3 St Giles Road, Codicote, Hitchin, SG4 8XN

This rarely available semi-detached bungalow is situated in a popular private village location within close proximity of open countryside and the village high street. The property has been well maintained but could benefit from some further modernisation. There is a gas fired back-boiler that provides both hot water and heating via radiators, and the bungalow has double glazing throughout. The accommodation comprises lobby, entrance hall, lounge, kitchen, conservatory/breakfast room, one double bedroom, a further single bedroom, and a bathroom. Externally there are well manicured front and rear gardens, a brick built store, a useful shed, a greenhouse, and a driveway and carport together providing parking for up to 3 cars. CHAIN FREE.

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 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](http://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.

Welwyn Garden City, Hitchin and Stevenage provide more comprehensive shopping and leisure facilities. Codicote has 4 British Rail mainline stations in close vicinity with services into London Kings Cross, with the closest being Welwyn North (approximately 2 miles South East).

Price £350,000 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

St Albans 9 miles

## The accommodation is arranged as follows:

Part glazed front door opening to:

### Entrance Lobby

A useful approach with quarry tiled floor, ceiling light and glazed door to:

### Entrance Hall 11'11 x 3' (3.63m x 0.91m)

The hall has doors to the majority of the accommodation, a radiator, ceiling light and hatch to a part boarded loft space that has light and a ladder. Door to:

### Lounge 12'08 x 11'05 (3.86m x 3.48m)

A welcoming room with a wide window to the front overlooking the garden and the tree-line street beyond, the lounge has a gas fired coal effect fire with mantle shelf and back boiler which provides for hot water and central heating. There is a radiator and pendant ceiling light.

### Kitchen 10'1 x 7'6 (3.07m x 2.29m)

The kitchen has a range of traditional cream wall and base units that provide cupboards and drawers for storage. There is an attractive glazed wall unit and a wine storage rack. Beech effect work tops incorporate an inset 1 ½ bowl sink with mixer tap and drainer, together with a Hotpoint halogen hob with extractor fan over and double electric oven under. There is space for a washing machine and space for a free standing fridge freezer. Beech effect flooring, ceiling light, radiator and window to the rear overlooking the conservatory. Door to:



**Conservatory / Breakfast Room** 10' x 8'7 (3.05m x 2.62m)

A useful room with space for a table and chairs, windows to all sides, all with fitted blinds, and a door to the garden. There is beech effect flooring, a radiator and an overhead light. TV point.

**Bedroom One** 13' x 10'8 (3.96m x 3.25m)

A well proportioned bedroom with a window to the front with a good range of fitted wardrobes with cupboards over and a co-ordinating dressing table. There is a radiator and ceiling light.

**Bedroom Two** 10'10 x 7' (3.30m x 2.13m)

A bright room with a window to the rear, a cupboard housing the lagged hot water tank and shelving. There is a pendant ceiling light.

**Bathroom** 7'3 x 4'8 (2.21m x 1.42m)

Fitted with a contemporary white suite comprising panelled bath with mixer tap and "Soft Line" electric shower over, vanity unit with cupboard and inset wash hand basin, and low level WC. There is a radiator and an opaque window to the rear, ceiling light and beech effect laminate flooring. The walls are ceramic tiled.

**Outside****Rear Garden**

Measuring approximately 24' x 39'8", the rear garden has a South Westerly aspect and is a particular feature of the property. There are two steps up to a sun terrace which has space for a bench. A lawn is bordered by shale covered flower beds planted with shrubs including Hydrangea and Philadelphus. There is a traditional glass greenhouse and a sizeable timber shed (11'9 x 7'8) that has light and power, In addition there is a covered bin store and a useful brick built outbuilding that provides a storage/ workshop space of 7'8 x 5'4 and also has light and power.



### **Front Garden & Parking**

The pretty front garden has a large lawn with colourful flower beds planted with Dahlia, Fuchsia, Delphinium and Heathers. There is a low level wrought iron fence, and a pathway that leads to the front door. Steps lead up to a covered car-port that is approached via the driveway, all-in-all providing parking for up to 3 cars.

### **Viewing Information**

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

### **Disclaimer**

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





# Energy Performance Certificate



3, St. Giles Road, Codicote, HITCHIN, SG4 8XN

**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 01 August 2017  
**Date of certificate:** 01 August 2017

**Reference number:** 0448-2869-6785-9203-8775  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 50 m<sup>2</sup>

## Use this document to:

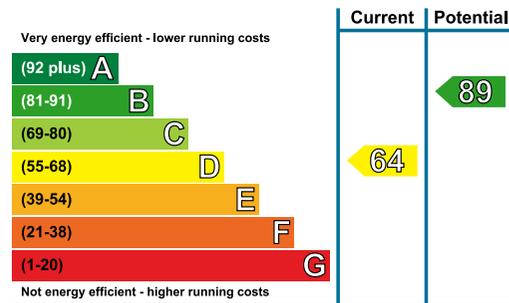
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,875</b>
<b>Over 3 years you could save</b>	<b>£ 621</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 108 over 3 years	
Heating	£ 1,254 over 3 years	£ 957 over 3 years	
Hot Water	£ 477 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,875</b>	<b>£ 1,254</b>	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓
2 Low energy lighting for all fixed outlets	£10	£ 30	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 324	✓

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](http://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.

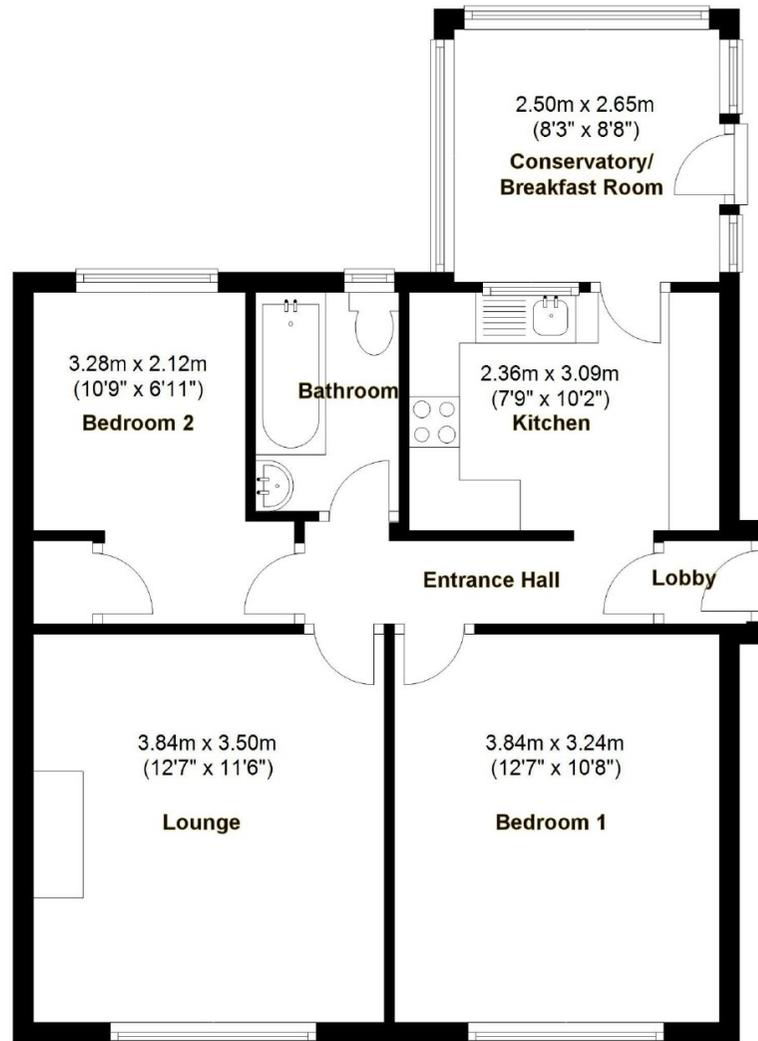
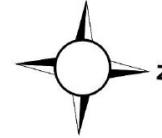


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## Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 56.5 sq. metres (608.6 sq. feet)