



24 Codicote Road, Welwyn, AL6 9NQ
Guide price £500,000



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CHAIN FREE FABULOUSLY PRESENTED CHARACTER COTTAGE WITH PARKING IN WELWYN VILLAGE LOCATION BACKING ONTO THE RIVER MIMRAM AND NATURE RESERVE

Rarely available and offered for sale chain free is this enchanting Victorian cottage situated in a village location backing onto the Mimram river and nature reserve. Within walking distance is Welwyn Village and within a short drive are mainline railway stations and Welwyn Garden City town centre. The boutique style accommodation has been presented fabulously throughout by the current owner and offers vast character and charm over three floors. Comprises porch, dual aspect lounge/diner with fireplaces, bathroom with freestanding bath, country style fitted kitchen/breakfast room with pantry, double master bedroom with ample fitted wardrobe space and fireplace and second bedroom with views to the rear. A real asset to the property is the south facing lawned rear garden which runs alongside the river and also provides patio, deck and shingle areas ideal for al fresco entertaining. To the front is the added benefit of off road parking to the driveway.

THE AREA

Situated in a village location a short walk of amenities such as doctors, dentists, public houses, restaurants, Post Office and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is a short drive away with an array of facilities including cinema, theatres, library, gym, cafes, restaurants and shops such as John Lewis, Waitrose, Marks & Spencer and Debenhams. The A1(M) is within easy access providing good transport links. Renowned primary schooling is within walking distance and secondary schools within a short distance.

FRONT DOOR OPEN TO:

PORCH

Tiled flooring. Door to:

LOUNGE/DINER 22'5" x 13' (6.83m x 3.96m)

Cosy and characterful living space with open fireplace with exposed brick surround and breast and further original cast iron fireplace with feature surround. Solid oak flooring. Dual aspect with windows to the front and rear. Staircase with wooden banister to the first floor and further staircase leading to the kitchen. Access to:

BATHROOM 9'5" x 7'1" (2.87m x 2.16m)

White suite comprising low level wc, feature bowl wash

hand basin with vanity under and tiled splash back and freestanding bath with shower attachment and tiled surround. Heated towel rail. Tiled flooring. Window to the side.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM 12'1" x 10'10" (3.68m x 3.30m)

Attractive cottage style kitchen fitted with a range of wall and base units with wood block surfaces and tiled splash backs. Stainless steel sink and drainer. Electric oven and hob with mirrored surround. Integrated dishwasher and fridge. Under stairs storage cupboard and further pantry cupboard with space for fridge/freezer. Stripped wood flooring. Feature vertical radiator. Door to the rear.

FIRST FLOOR

LANDING

Airing cupboard housing boiler. Stripped wood flooring. Access to:

BEDROOM ONE 11'4" x 11' (3.45m x 3.35m)

Fireplace with tiled hearth and wooden surround. Fitted wardrobes providing ample storage. Stripped wood flooring. Window to the front.

BEDROOM TWO 10'11" x 7'3" (3.33m x 2.21m)

Stripped wood flooring. Window to the rear offering

beautiful views overlooking the garden, river and countryside beyond.

OUTSIDE

FRONT

Off road parking to driveway to the side. Gated access to the garden.

REAR GARDEN

Pretty and idyllic south facing garden overlooking the river mainly laid to lawn with well planted borders. To the immediate rear of the property is a patio and deck providing a perfect barbeque/seating area and steps lead down to a shingle area alongside the river ideal for entertaining space. Further steps lead up to the front and driveway. Brick built outbuilding with wc, wash hand basin, utility area with plumbing for washing machine and window to the rear. Timber shed. Outside lighting. Walled and fenced boundaries.

FURTHER INFORMATION

Council tax band: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PITTERILLS OF HERTFORDSHIRE

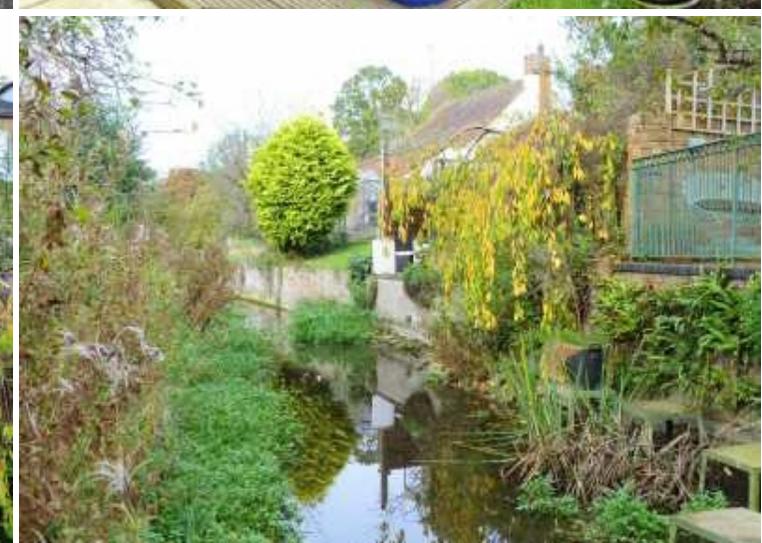
MORTGAGE REQUIRED?

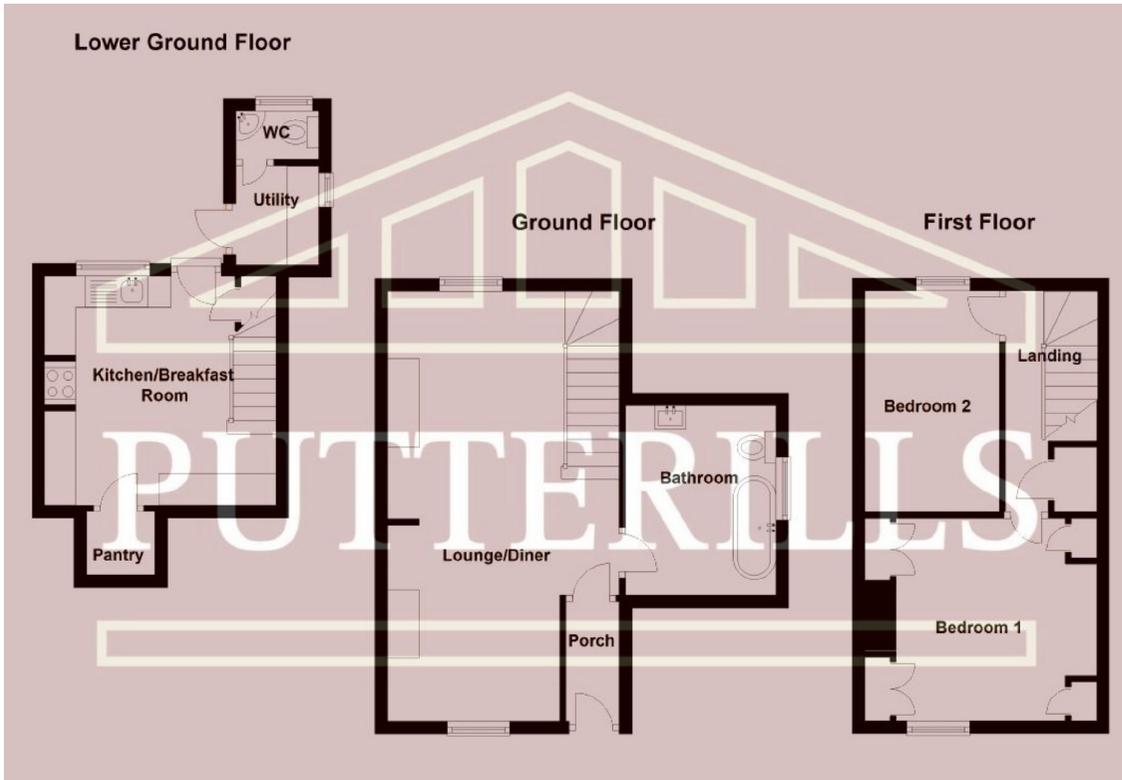
Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Energy Performance Certificate



24, Codicote Road, WELWYN, AL6 9NQ

Dwelling type: End-terrace house
 Date of assessment: 04 November 2017
 Date of certificate: 05 November 2017

Reference number: 8313-7829-5269-4434-6902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 75 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

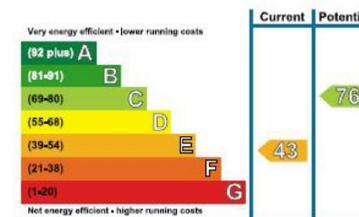
Estimated energy costs of dwelling for 3 years:	£ 3,783
Over 3 years you could save	£ 1,536

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 174 over 3 years	
Heating	£ 3,207 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 312 over 3 years	£ 225 over 3 years	
Totals	£ 3,783	£ 2,247	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,206	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168	✓
3 Low energy lighting for all fixed outlets	£20	£ 75	✓

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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

Tel: 01707 393333

34 Wigmore North
 Welwyn Garden City
 Hertfordshire
 AL8 6PH

Email: wgc@putterills.co.uk
www.putterills.co.uk

