



Codicote Road
Welwyn, Hertfordshire

Bryan Bishop
and partners



A Charming Victorian Cottage Backing on to the River Mimram in Pretty South West Facing Garden with Parking to Front Just 5 Minutes' Walk to Village Centre

Property

The cottage has the advantage of being end of terrace with a spacious interior retaining many of the original features including, brick open fireplace to main sitting room, exposed original pine floorboards and original staircase. The main sitting room also has east and west facing windows allowing plenty of light to enter, off this is a small extension housing a luxurious bathroom. Stairs lead down to a cottage style kitchen with cream painted units and oak worksurfaces, appliances include an electric oven, hob, dishwasher and fridge. From the kitchen is a door to outside and a separate building housing a WC and utility area. On the first floor are two bedrooms, the main bedroom has a range of fitted wardrobes, an original fireplace and exposed floorboards, the second bedroom also has exposed floorboards and lovely views over the river and protected marshland.

Outside

The gardens are delightful and full of flowers and shrubs that surround a neat lawn, there is a small patio backing on to the cottage which is a real sun-trap and steps lead down from the lawn to a shingled seating area alongside the river which attracts all kinds of wildlife. A

pathway gives access to a gate set in a close boarded fence opening on to the front drive. This property is ideal for a couple who want something a little special and yet conveniently placed.

Location

Welwyn Village has become one of the most sought-after villages in mid Hertfordshire, it has many historic buildings and is largely unspoilt, there is a wide choice of restaurants, boutique shops, several pubs and Tesco express open until late. There is a friendly local community, sports club and football field and many miles of unspoilt countryside that surround the village, a highly reputable junior school; St Mary's Church of England is a short walk away. The communications to London are excellent and Welwyn North railway station is 5 minutes' drive, whilst the A1(M) is half a mile to the east.

Tenure

Freehold

Services

All mains services are connected.

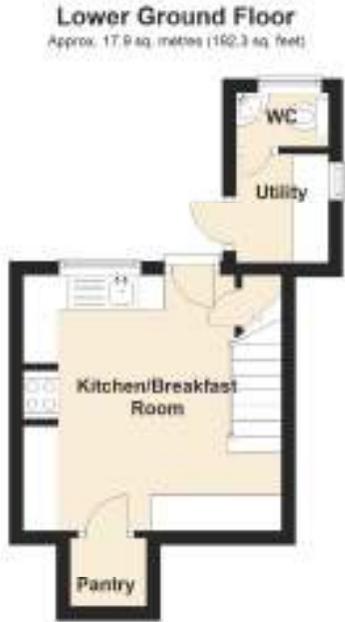
Rating Authority

Welwyn Hatfield Borough Council





To view this property call Bryan Bishop Estate Agents on **01438 718877**



Total area: approx. 75.5 sq. metres (813.2 sq. feet)

Energy Performance Certificate

24, Colville Road, WELWYN, AL8 8ND
 Dwelling type: End terrace house
 Date of assessment: 04 November 2017
 Date of publication: 20 November 2017
 Reference number: 84157929-GB-8434-2000
 Type of assessment: RPAAP, existing dwelling
 Total floor area: 75.6m²

Use this document to:
 • Compare current ratings of properties in an area which provides an energy efficient
 • Find out how you can save energy and money by making improvements

Estimated energy costs of heating for 1 year	£ 3,781
Over 3 years you could save	£ 4,226

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 176 over 3 years	£ 88 over 3 years
Heating	£ 3,207 over 3 years	£ 1,989 over 3 years	£ 1,218 over 3 years
Hot Water	£ 312 over 3 years	£ 228 over 3 years	£ 84 over 3 years
Total	£ 3,783	£ 2,393	£ 1,390

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. They exclude energy use for heating swimming pools, hot tubs, saunas and spas, and also any greenhouses or conservatories.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the greener the color the tiles 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 with this is band D rating (EPC).

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 households.

Recommended measures	Indicative costs	Typical savings over 3 years
1. Improve or install wall insulation	£1,000 - £11,000	£ 1,200
2. Floor insulation (solid floor)	£2,000 - £8,000	£ 100
3. Low energy lighting for all floor lamps	£50	£ 10

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

For the full details about the recommended measures and other advice you could call 0844-812-3423 or visit www.gov.uk/guidance/energy-performance-certificate. The Energy Data Centre website provides more information on energy use and emissions for all 2008-2018 residential commercial units. The Energy Data Centre website provides more information on energy use and emissions for all 2008-2018 residential commercial units.

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Agents notice: Bryan Bishop & Partners endeavor to make their sales particulars as accurate and reliable as possible, based on their inspection of the property and information received about it; however, their accuracy cannot be guaranteed. If there is any point that is of particular interest or importance to you, please contact our office prior to arranging an appointment to view, when we will be pleased to confirm the position for you.