



 2 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band D

Council Tax Band:
D £2,324.24 (2025/26)

 **ashtons**
for life's great moves

New Town, Codicote, Hitchin, SG4 8UG
£1,250 PCM

Charming 2-bedroom cottage in Codicote village's heart.

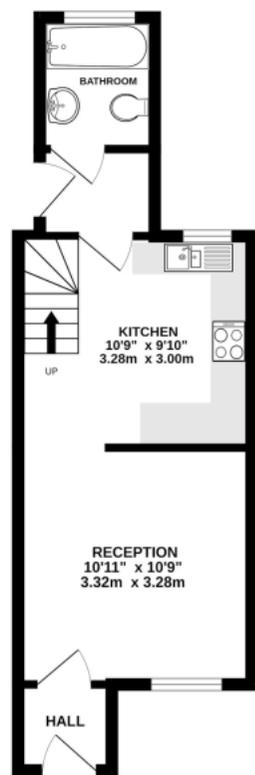
Description

Upon entering the property, you are met with a small hallway leading to a good-sized open-plan living area featuring a characteristic fireplace. The kitchen area is nicely separated from the living area, with ample cupboards and worktop space. Appliances, including an oven, fridge, and washing machine, are included. To the property's rear, there's a light and airy bathroom with a shower over the bath. Upstairs has two bedrooms, with a built-in wardrobe in the principal bedroom. Externally, the property offers a lovely rear garden with a patio, lawn, and shed. On-street parking only. Holding Deposit: £300.00 Deposit: £1500.00 Council Tax: Band D £2,324.24 - 2025/2026

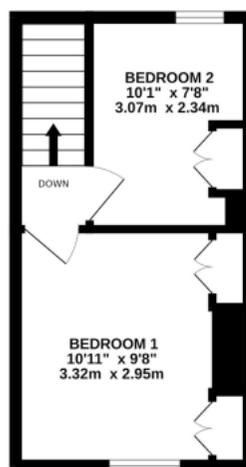








GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.

TOTAL FLOOR AREA : 516 sq.ft. (47.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.