





Situated on this ever-popular road a short distance from the heart of St Albans is this lovely TWO BEDROOM PERIOD COTTAGE. The home has been much improved by the current owners and is arranged to offer a lounge/dining room and MODERN KITCHEN on the ground floor while to the first floor there are TWO GENEROUS BEDROOMS and a modern fitted bathroom suite. Externally there is a garden with access to the homes SELF CONTAINED OFFICE which has separate power and internet access.

£2,000 per month

To Let Unfurnished

12 Month Tenancy

White Goods - Oven/Hob, Washing Machine, Fridge/Freezer, Microwave, Dishwasher

Parking: One Allocated Parking Space

Council Tax - Band D

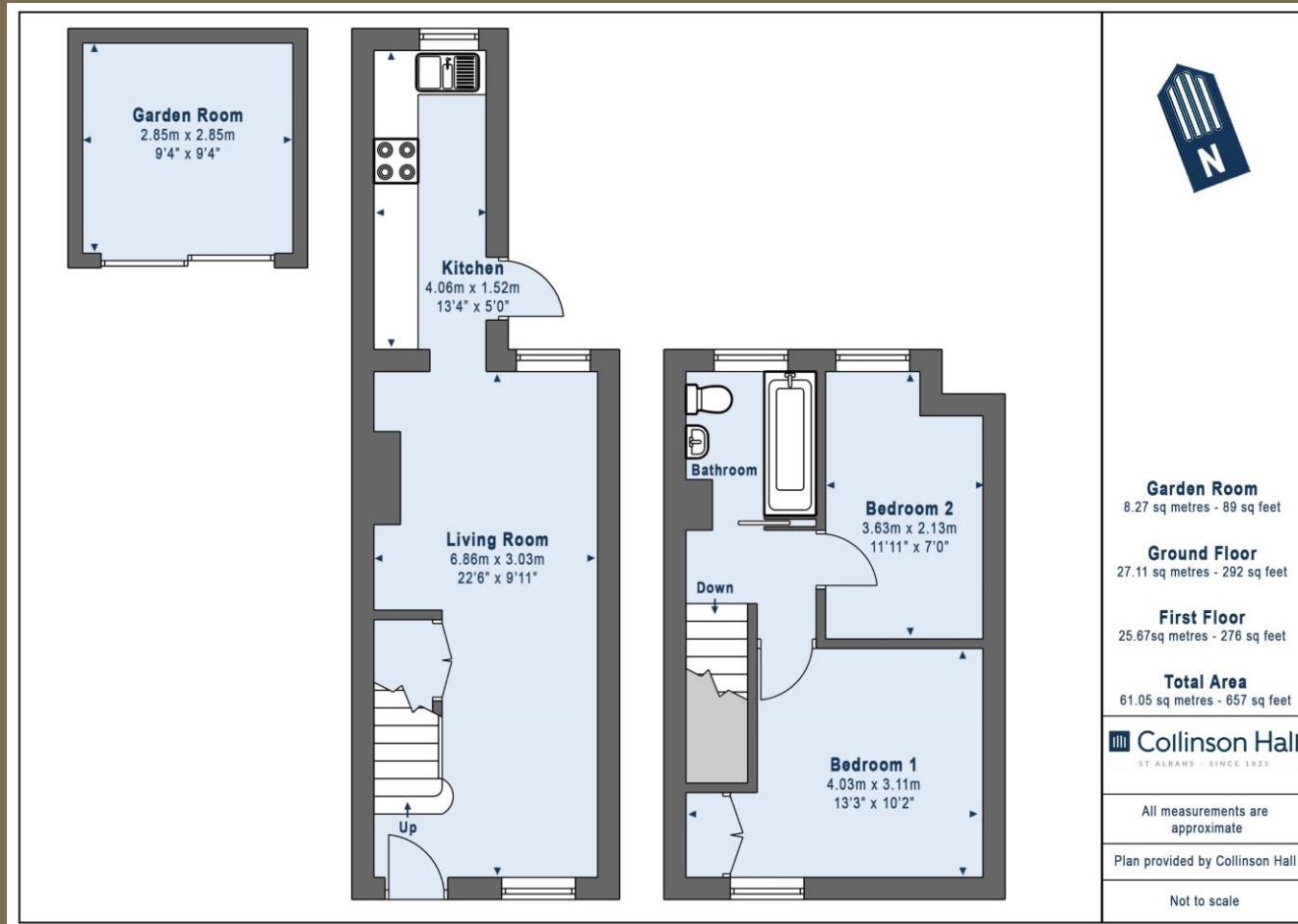
EPC Rating: D

Available: 28<sup>th</sup> of February 2023

Open Day: Saturday 21st January 2023 3.30pm - 5pm







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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