





A FOUR STOREY period terraced property in need of refurbishment located in the CONSERVATION AREA of central St Albans and being sold with NO ONWARD CHAIN.

Guide Price: £600,000

The accommodation spans over four floors and currently is arranged to offer two reception rooms and a fitted kitchen. There are stairs leading down to a basement which is currently being used for storage. To the first floor, there are two good sized bedrooms on the second floor, there are stairs leading to a loft room and family bathroom. Externally, the property benefits from a garden, mainly laid to lawn with shrubs and there is an outside cloakroom. The property does require refurbishment and offers a buyer a wonderful opportunity to create a fantastic period home in St. Albans City Centre.

EPC Rating: E 51

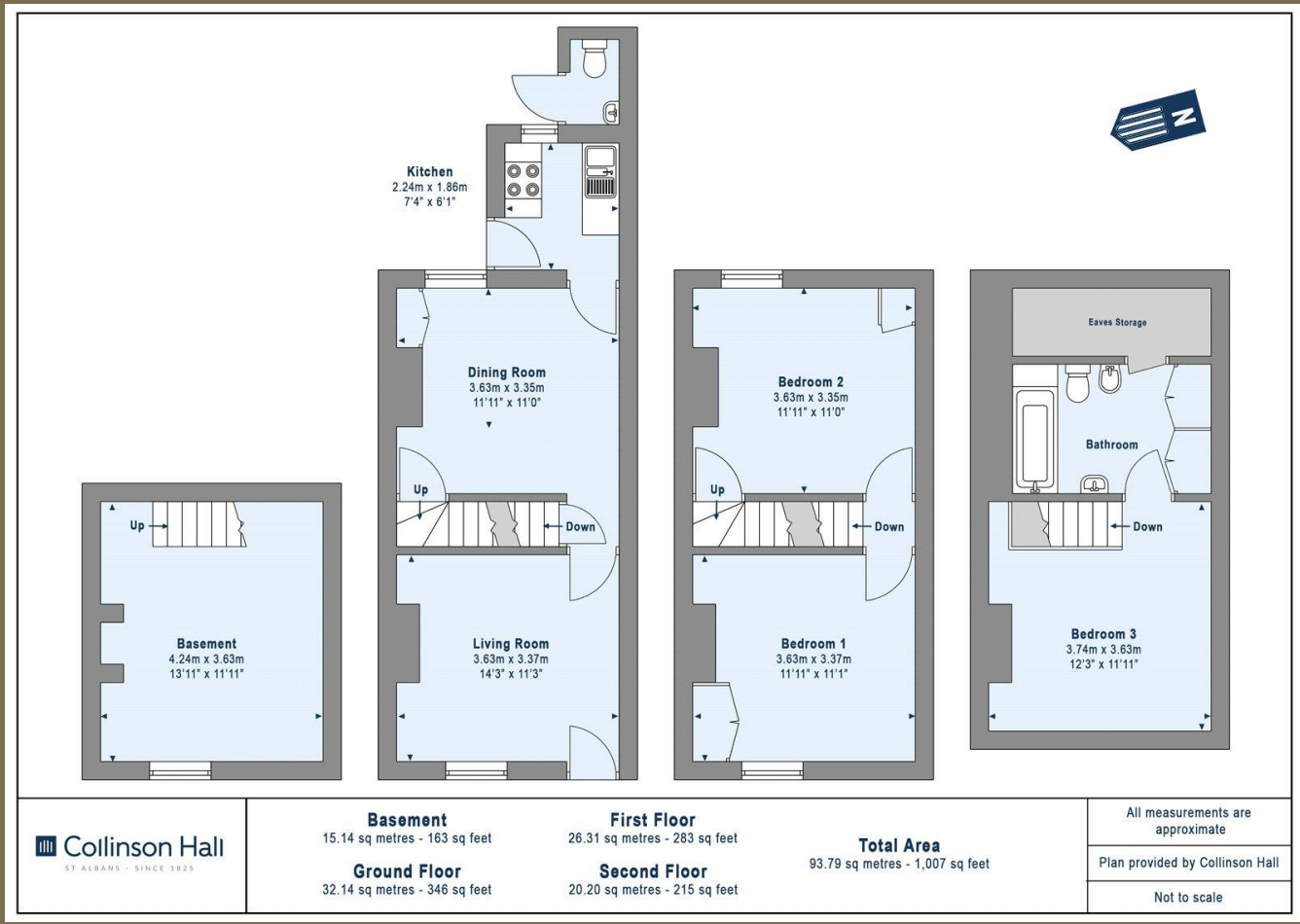
Council Tax Band: D











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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