





A BEAUTIFULLY PRESENTED Grade II listed CHARACTER PROPERTY, that had undergone extensive modernisation, positioned right IN THE HEART OF ST ALBANS city centre, moments from a wealth of amenities, eateries and historical landmarks.

Offers Over: £600,000

Upon entering this charming period home, you are greeted by a glorious modern kitchen that is bathed in natural light and fitted to a high specification, complete with a central island. There is access to the home's dining room and then a separate living room, which offers access to a private garden, perfect for enjoying al fresco dining or relaxing in the sun. There is also access to a further reception room by way of the basement, which provides another lounge area. On the first floor are two well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, there is a low-maintenance, pretty courtyard-style private garden.

EPC Rating: Exempt due to Grade II Listing
Council Tax Band: E





INSTANT LIGHT
LUMPWOOD
CHARCOAL

BE SURE TO CHECK ON THE PROGRESS
AND ADD MORE CHARCOAL AS NEEDED
FOR LONGER BURN

2KG

Entrance

Kitchen 4.10m x 3.51m (13'5" x 11'6").

Dining Room 3.97m x 2.85m (13' x 9'4").

Living Room 3.26m x 2.65m (10'8" x 8'8").

Bedroom 1 3.75m x 3.49m (12'4" x 11'5").

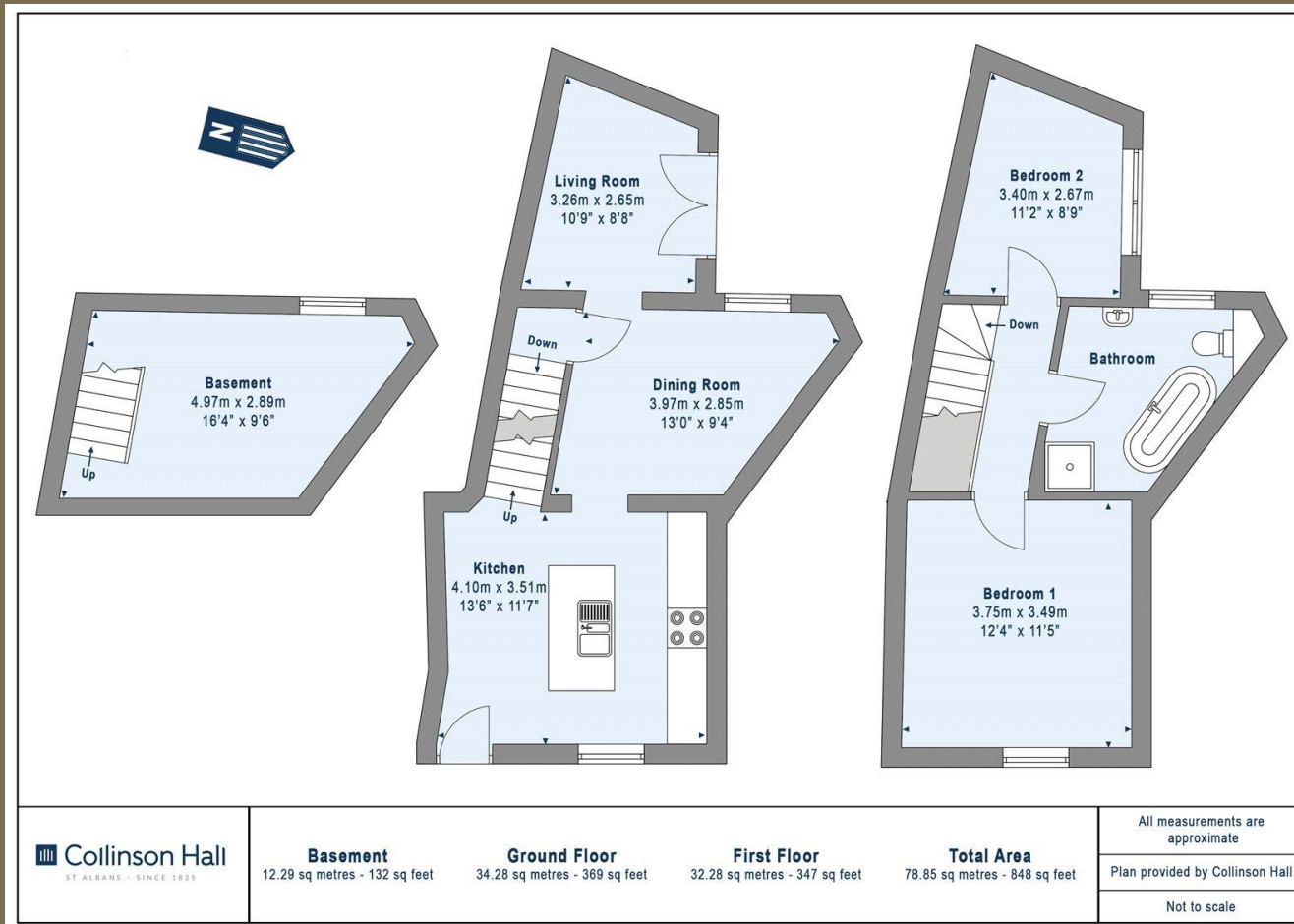
Bedroom 2 3.40m x 2.67m (11'2" x 8'9").

Bathroom

Basement 4.97m x 2.89m (16'4" x 9'6").

Garden





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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