





A BEAUTIFULLY presented TWO BEDROOM terraced home, situated within a quiet cul-de-sac. Close proximity to the VIBRANT CITY CENTRE, Westminster lodge and has the benefit of being sold CHAIN FREE.

Guide Price: £450,000

This charming home is situated in the heart of the conservation area a short distance from St Albans Cathedral and a range of well-regarded shopping and restaurants. The property is arranged to offer a lounge and dining area on the ground floor plus access to the home's bathroom and garden, to the first floor there are two bedrooms and modern bathroom. Externally there is a rear garden which is private, and fence enclosed while to the front there is an access to permit parking.

EPC Rating: D 67  
Council Tax Band: D





Entrance Hall

Kitchen 2.52m x 2.37m (8'3" x 7'9").

Living Room 3.41m x 3.09m (11'2" x 10'2").

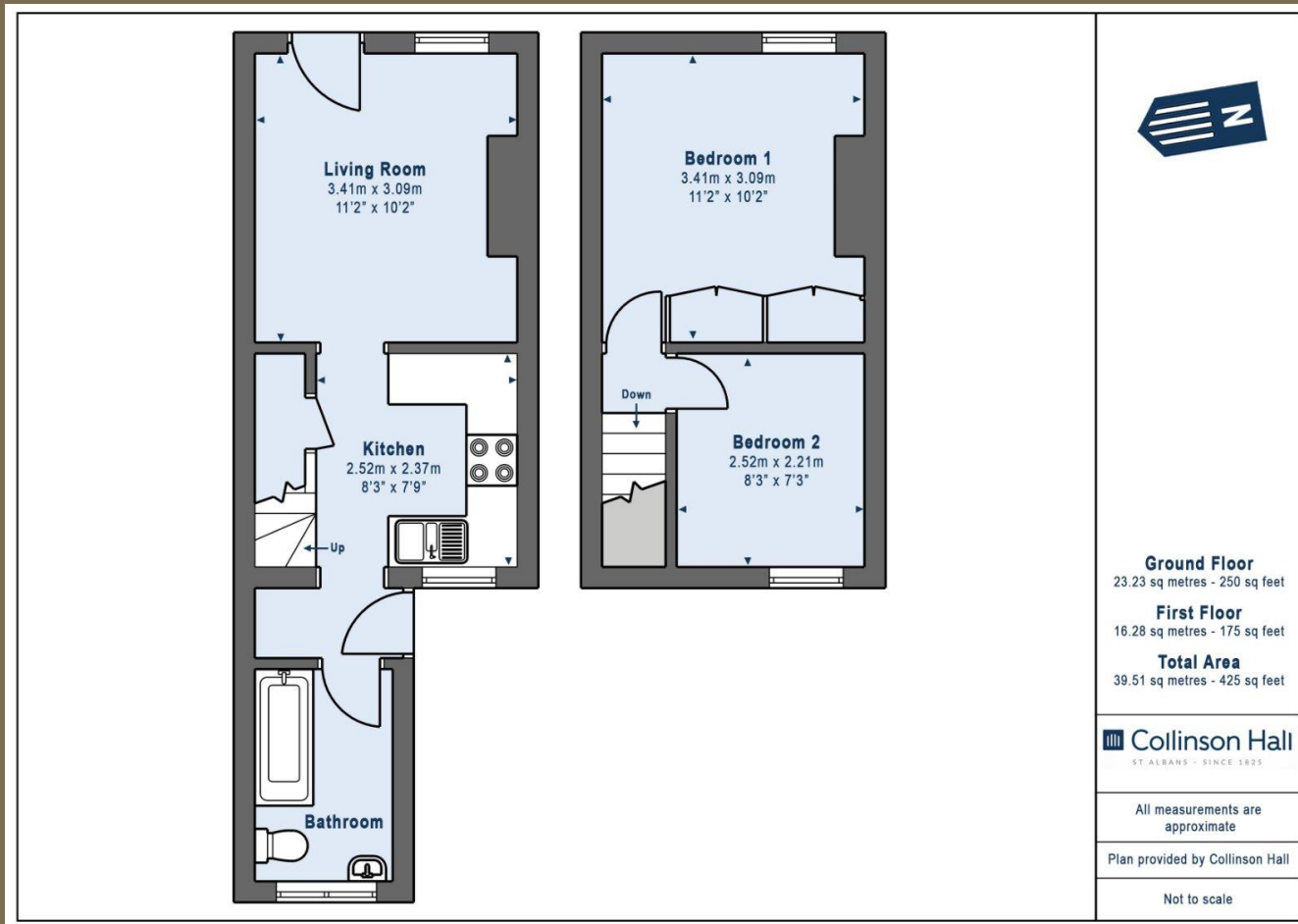
Bathroom

Bedroom 1 3.41m x 3.09m (11'2" x 10'2").

Bedroom 2 2.52m x 2.21m (8'3" x 7'3").

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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