





A **CHAIN FREE** attractive two bedroom Victorian cottage, ideally located a short distance from the **HEART OF THE CITY CENTRE**, offering access to a range of shopping, transport, and restaurants and is **WITHIN WALKING DISTANCE** to the mainline railway station.

Guide Price: £500,000

The home offers accommodation over 750 sqft, with a separate reception room and recently updated modern kitchen. On the first floor, there are two excellent-sized bedrooms and a modern bathroom suite. To the rear, there is an enclosed rear garden which is private and enclosed. Viewing is highly advised to appreciate all the wonderful home has to offer.

EPC Rating: D 63
Council Tax Band: D





Entrance

Living/Dining Room 7.85m x 3.54m (25'9" x 11'7").

Kitchen 4.43m x 2.08m (14'6" x 6'10").

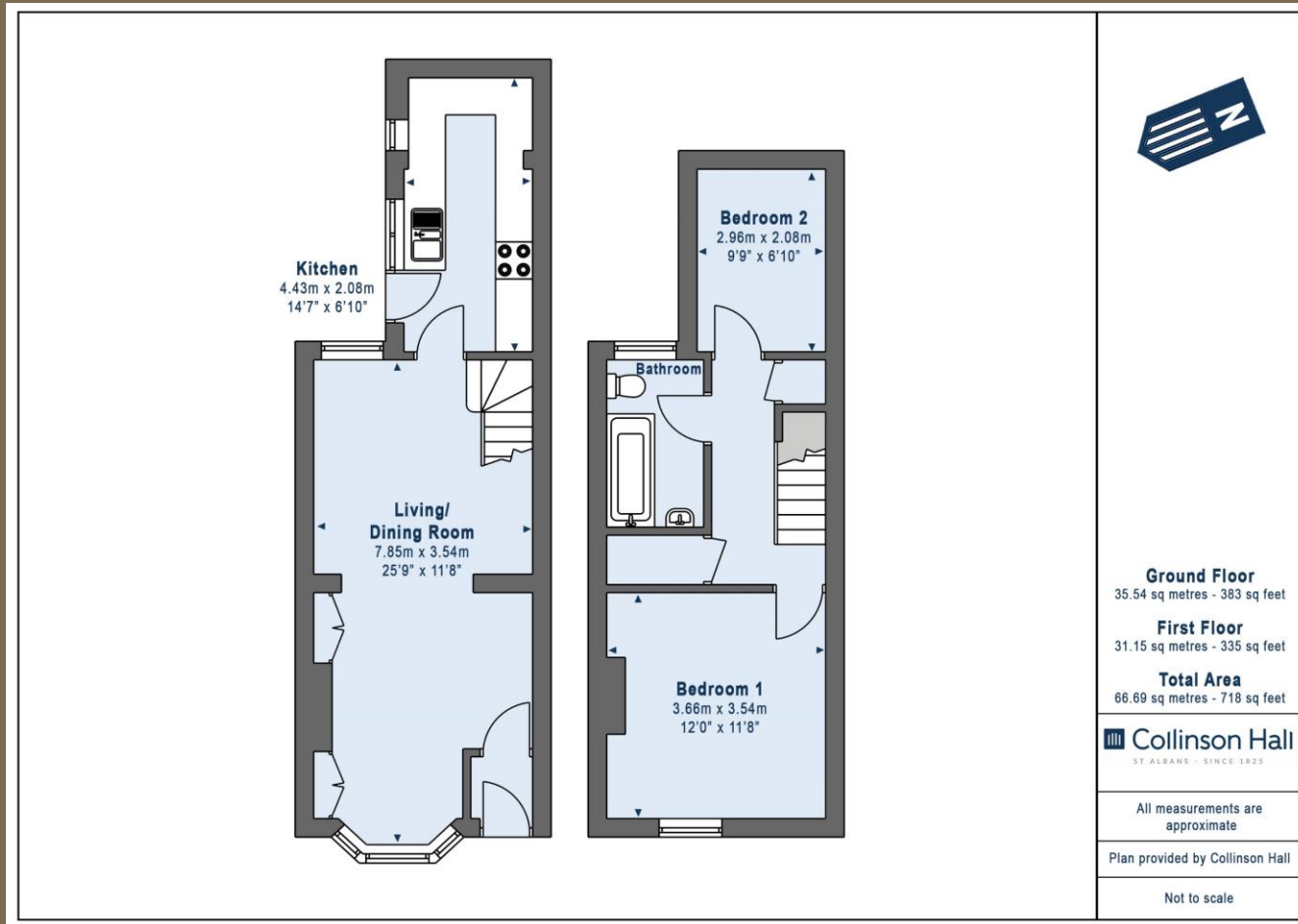
Bedroom 1 3.66m x 3.54m (12' x 11'7").

Bedroom 2 2.96m x 2.08m (9'9" x 6'10").

Bathroom

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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