





A beautifully presented PERIOD COTTAGE positioned in an idyllic spot overlooking the Old Bricky on NEW ENGLAND STREET.

Guide Price: £565,000

This charming character home offers a spacious lounge/diner, a modern, well-appointed kitchen, and two bedrooms with a good-sized bathroom on the first floor. Outside there is a cottage-style garden that offers excellent seclusion and has no rights of way so completely private. The location is perfect for those who like to enjoy St Albans' thriving city centre with an array of bars, restaurants, and historic places to visit such as St. Albans Abbey, Roman Amphitheatre, and Verulamium Park all within easy reach.

EPC Rating: D 63

Council Tax Band: E





Entrance

Living/Dining Room 6.54m x 3.54m (21'5" x 11'7").

Kitchen 5.66m x 1.85m (18'7" x 6'1").

Bedroom 1 3.54m x 3.31m (11'7" x 10'10").

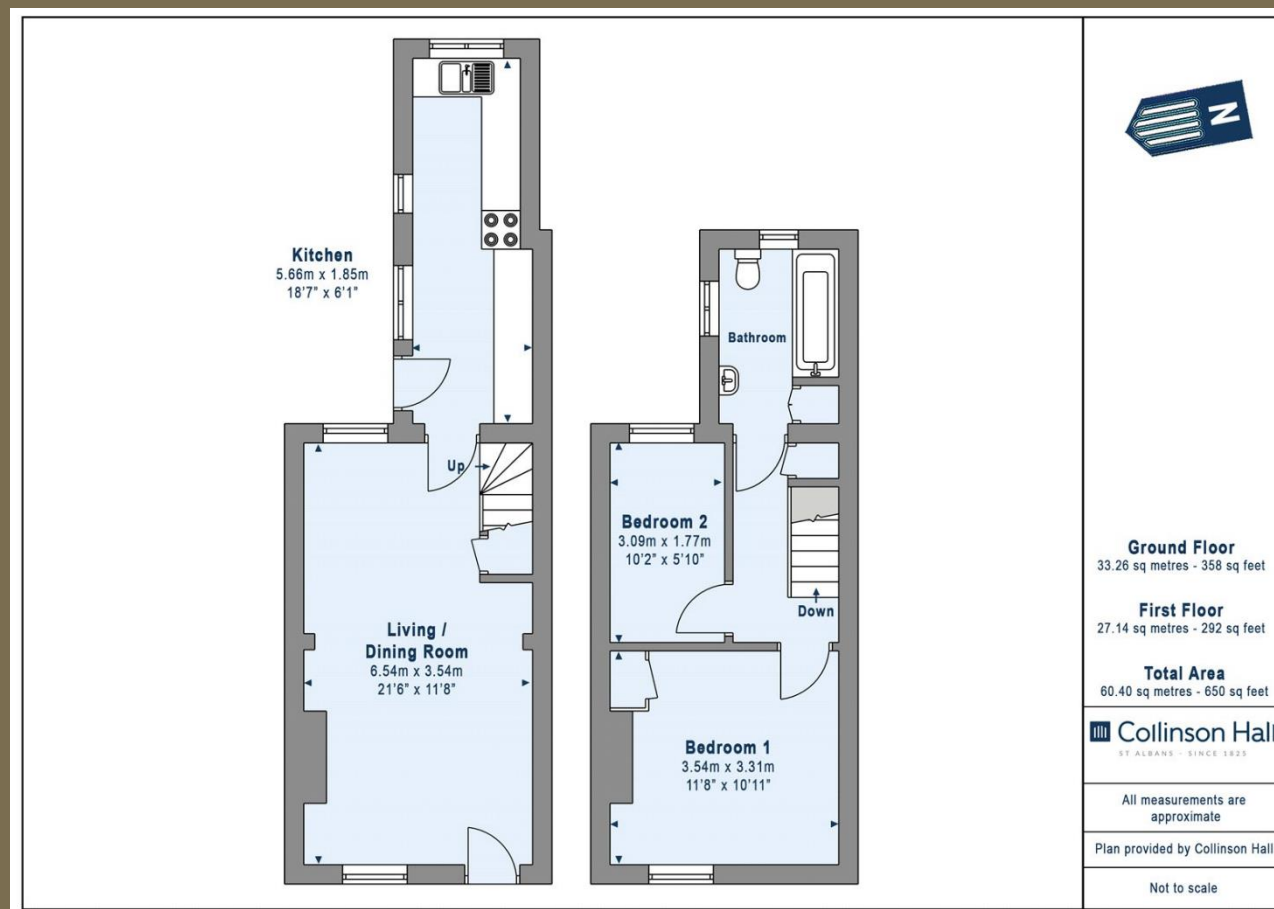
Bedroom 2 3.09m x 1.77m (10'2" x 5'10").

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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