





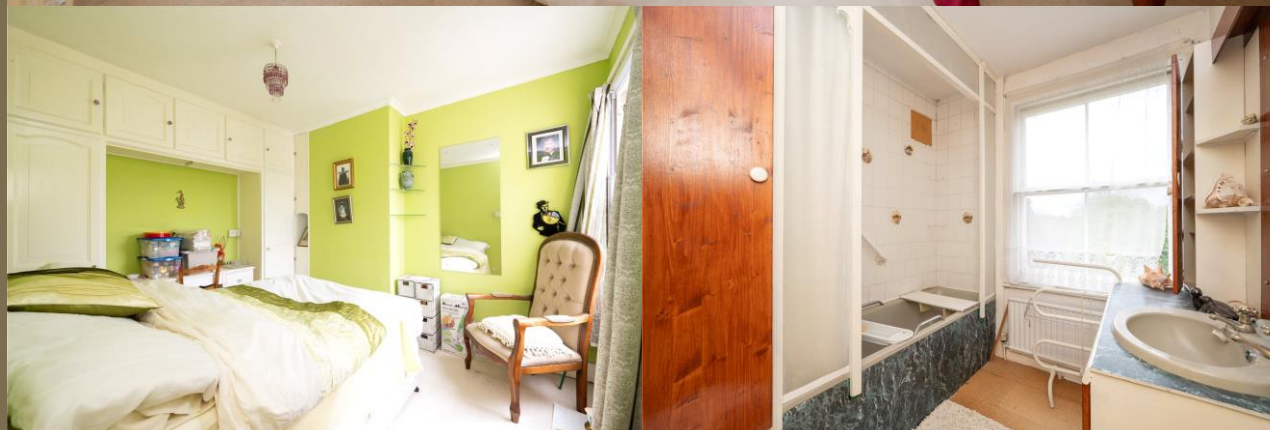
Situated within the heart of the CONSERVATION AREA of St. Michaels this charming two-bedroom PERIOD PROPERTY is offered for sale with NO UPPER CHAIN and vacant possession. With views of ST. MICHAELS MANOR from the rear garden and views of the magnificent St. Albans CATHEDRAL from the front garden OFFA ROAD really is an idyllic spot for those looking for a QUIET, however CENTRAL LOCATION, offering CLOSE PROXIMITY to wonderful LOCAL SCHOOLING.

Guide Price: £650,000

The property has two good-sized reception rooms and a kitchen on the ground floor and two double bedrooms and a spacious bathroom on the first floor. A pleasant cottage-style garden to the rear enjoys a south-westerly aspect and includes a summerhouse with power.

While the property requires some modernisation, it does give the opportunity to transform this period property into a splendid home in a superb location. With nearly 800 square feet of living space, and subject to the usual consents, there is potential to expand the existing floor space further.

EPC Rating: TBC
Council Tax Band: E





Entrance

Living Room 3.95m x 3.57m (13' x 11'9").

Dining Room 4.32m x 3.57m (14'2" x 11'9").

Kitchen 3.71m x 2.11m (12'2" x 6'11").

Bedroom 1 3.57m x 3.36m (11'9" x 11').

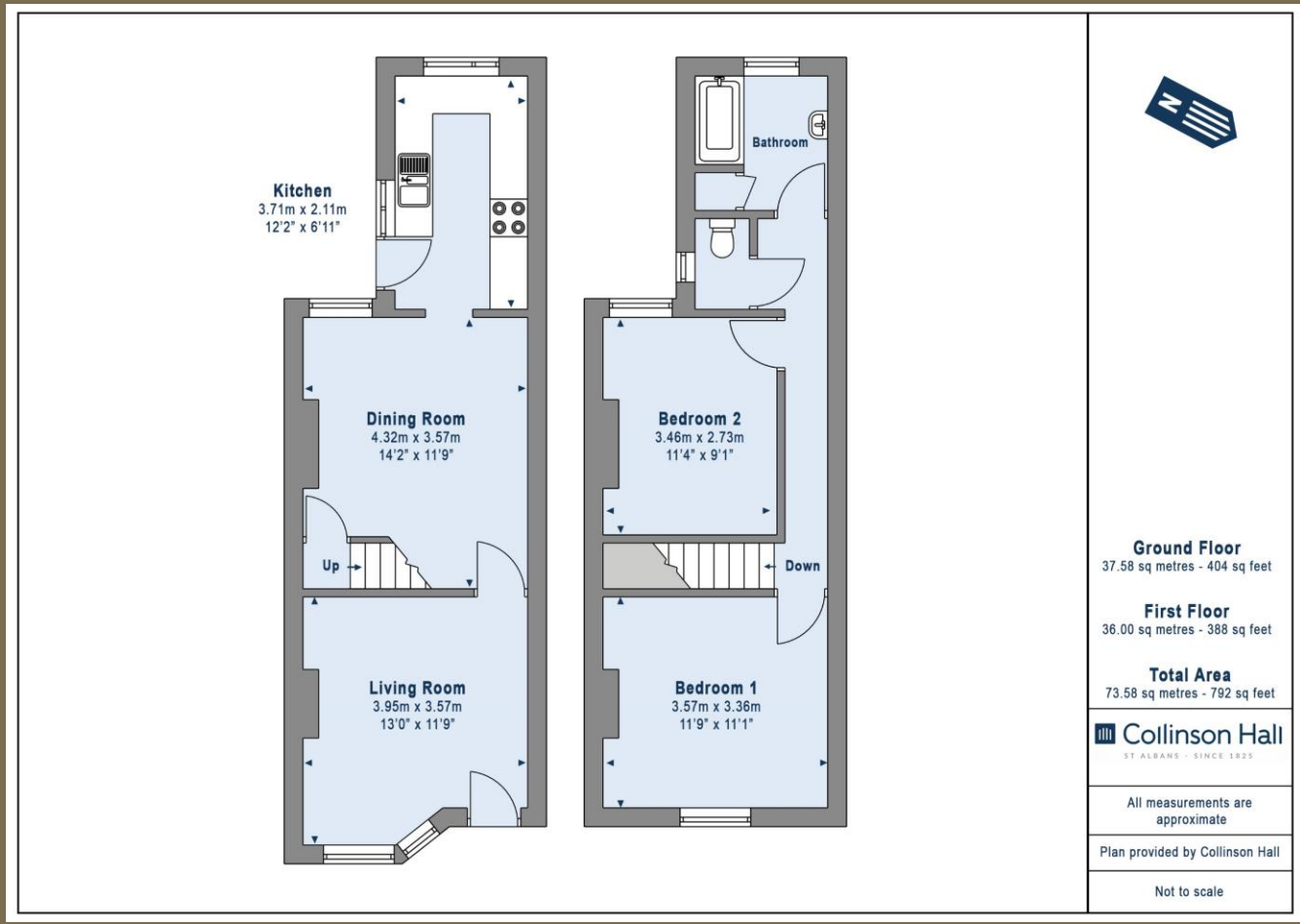
Bedroom 2 3.46m x 2.73m (11'4" x 8'11").

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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