





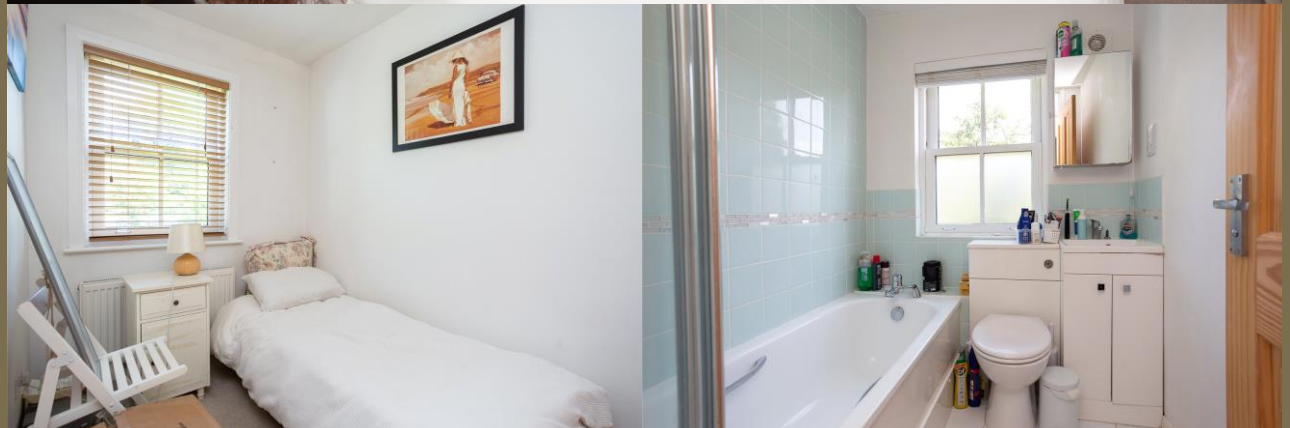
**A beautifully presented PERIOD COTTAGE positioned in the CONSERVATION AREA, ideally position to overlook the Old Bricky, within a short distance of the heart of ST ALBANS.**

**Guide Price: £570,000**

This well-presented character home offers accommodation comprising a lounge with sash windows, a spacious, well-appointed kitchen/diner that overlooks the property's rear garden, and two well-proportioned bedrooms with a modern family bathroom on the first floor. There is a low-maintenance garden to the rear that is mainly laid to lawn.

New England Street is perfect for those who like to enjoy St Albans' thriving city centre with its 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 65  
Council Tax Band: D





Entrance

Lounge 3.26m x 3.55m (10'8" x 11'8").

Kitchen/Diner

Bedroom 1 2.00m x 2.58m (6'7" x 8'6").

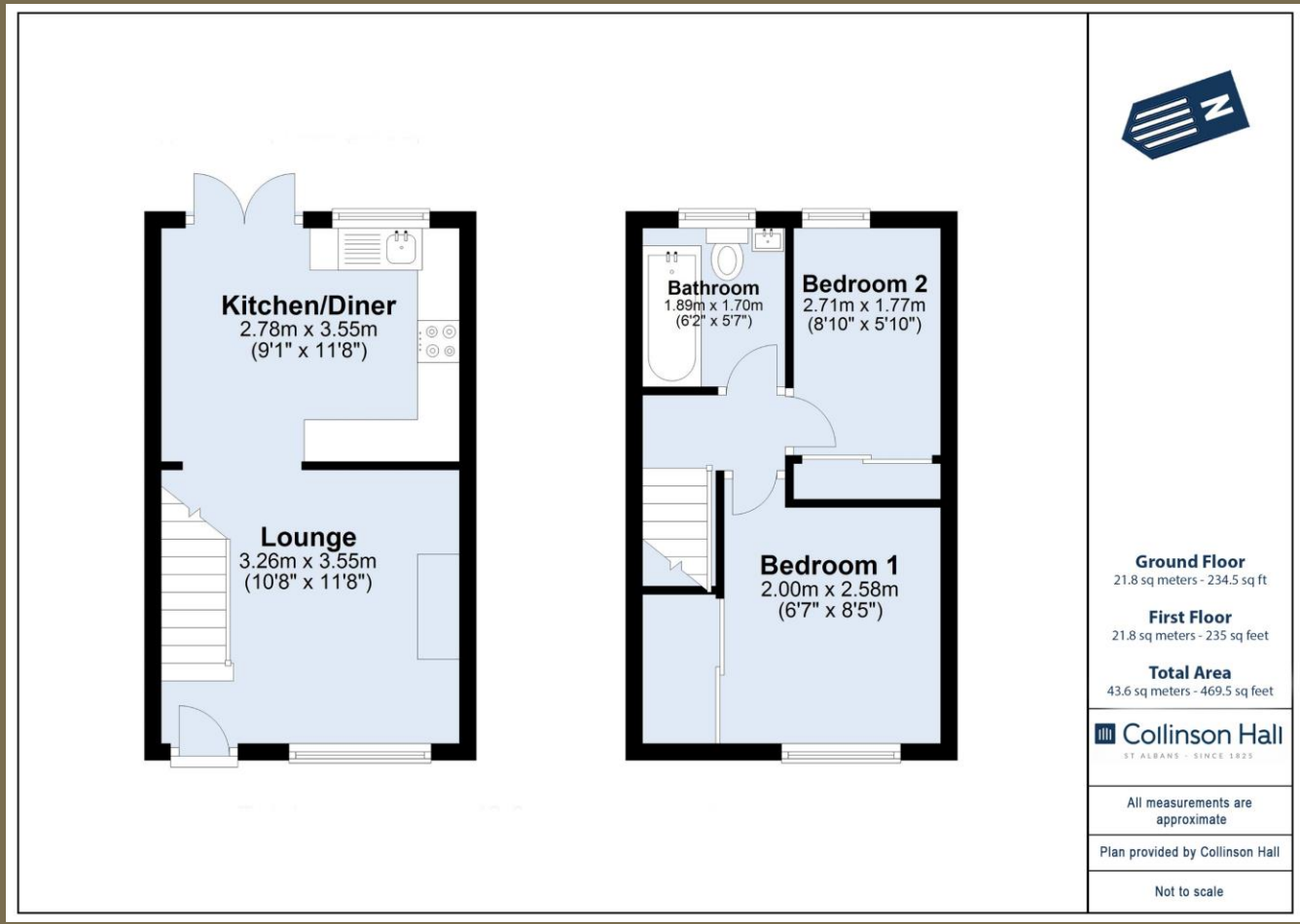
Bedroom 2 2.71m x 1.77m (8'11" x 5'10").

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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