





A well-presented **THREE BEDROOM** staggered terraced home benefitting from a **GARAGE**, conveniently placed for the city centre, **POPULAR LOCAL SCHOOLS** and the excellent motorway links.

Guide Price: £525,000

This well cared for home offers spacious and versatile accommodation comprising, entrance hall, downstairs cloakroom, kitchen and dining room that is open plan to the light and airy living room. On the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a garage, a larger-than-average rear garden, views to the front overlooking a pretty green.

EPC Rating: TBC
Council Tax Band: D





Entrance Hall

Cloakroom

Kitchen 3.86m x 2.50m (12'8" x 8'2").

Dining Room 4.01m x 3.25m (13'2" x 10'8").

Living Room 5.88m x 3.33m (19'3" x 10'11").

Bedroom 1 3.38m x 3.29m (11'1" x 10'10").

Bedroom 2 3.29m x 2.88m (10'10" x 9'5").

Bathroom

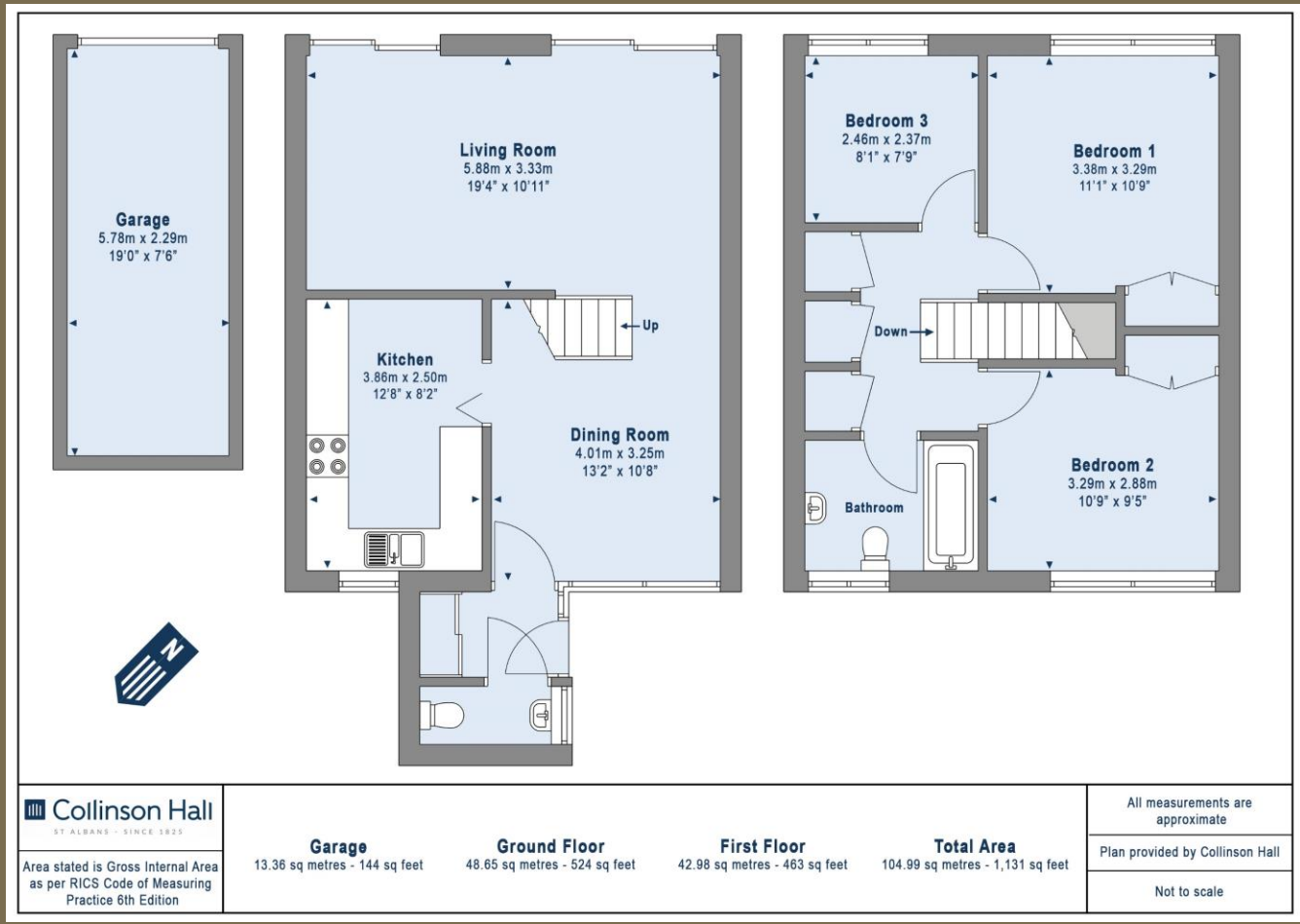
Bedroom 3 2.46m x 2.37m (8'1" x 7'9").

Garden

Garage 5.78m x 2.29m (19' x 7'6").







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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk