





A spacious and beautifully presented **PERIOD SEMI-DETACHED** property boasting **FIVE BEDROOMS** and **PRIVATE PARKING**, located within the heart of **St. Albans CITY CENTRE**, with an array of shops, restaurants and bars on your doorstep.

Guide Price: £1,250,000

This beautifully kept character property, believed to date back to the turn of the twentieth century offers a wealth of retained, repaired and replaced character features, tall ceilings along with modern conveniences such as renewed wiring, replacement radiators and hot water tank, refitted shower room and glorious hand-crafted kitchen/breakfast room with beautiful wood burning stove. The accommodation is arranged over four floors and provides a spacious, attractive entrance hall, two reception rooms, a kitchen/breakfast room, a useful basement, and five glorious bedrooms. The property offers the rare benefit of private parking, and, in the wider surroundings, is part of the resident's parking scheme.

EPC Rating: E 46
Council Tax Band: F











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