





**A DELIGHTFUL TWO BEDROOM terrace COTTAGE** located in the heart of St. Michaels CONSERVATION AREA with a wealth of public houses and eateries on the doorstep, a SHORT WALK into the city centre and a stones throw away from the renowned ST ALBANS ABBEY.

**Guide Price: £575,000**

This well-presented character home offers a spacious, open-plan lounge with dining area, modern kitchen, and an enclosed rear garden with a fantastic outbuilding currently used as a utility room. Upstairs, there are two bedrooms and a modern, first-floor bathroom. This charming cottage is offered with no onward chain and is located on a no-through road, making for a tranquil and convenient location.

EPC Rating: C 70

Council Tax Band: E





Entrance

Living Room 3.37m x 3.36m (11'1" x 11').

Dining Room 3.36m x 2.43m (11' x 8').

Kitchen 2.79m x 2.51m (9'2" x 8'3").

Bedroom 1 3.37m x 3.36m (11'1" x 11').

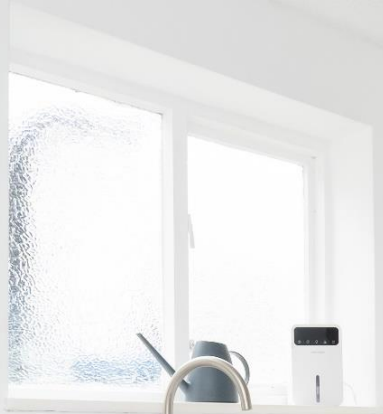
Bathroom

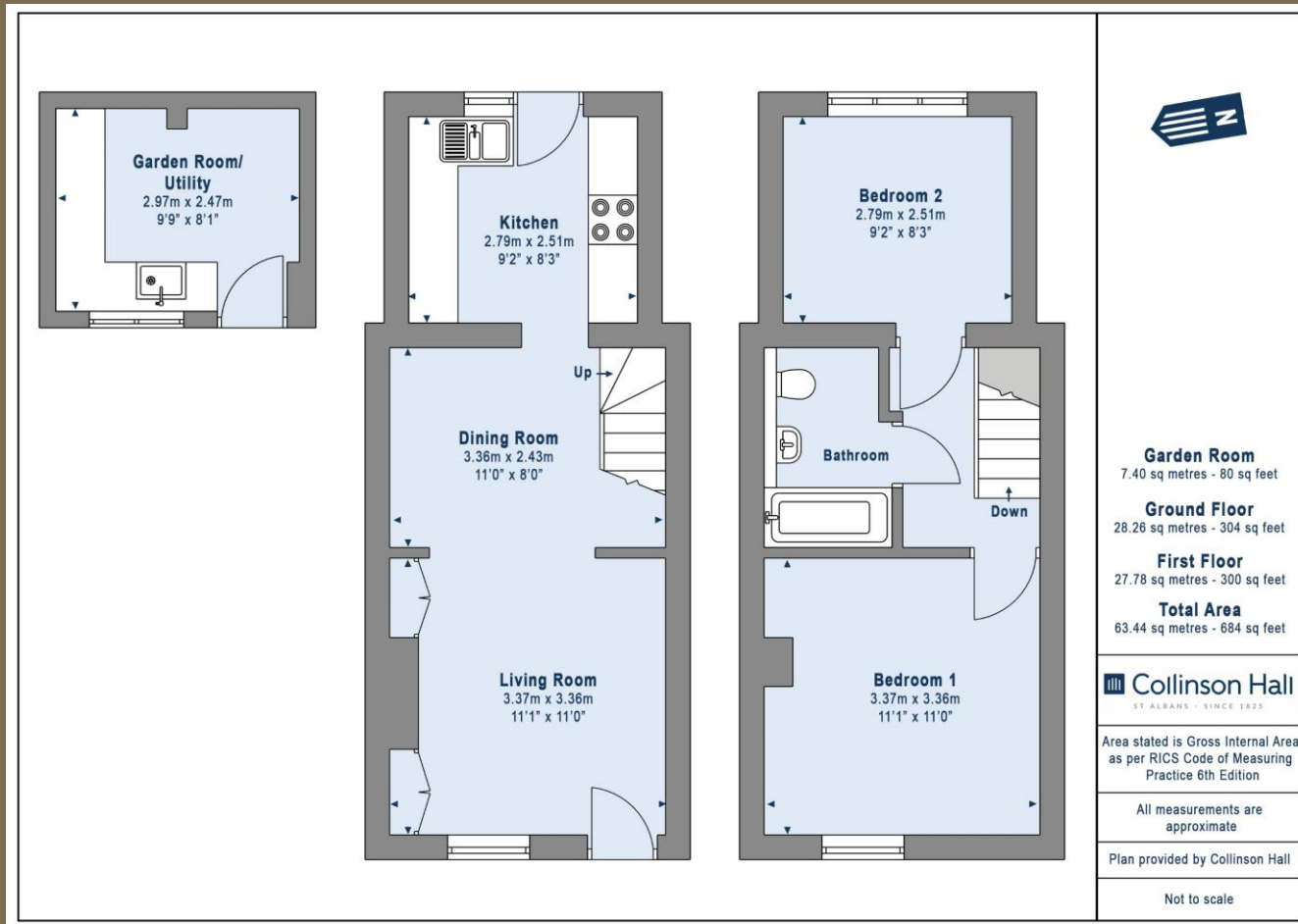
Bedroom 2 2.79m x 2.51m (9'2" x 8'3").

Garden

Garden Room/Utility Room 2.97m x 2.47m (9'9" x 8'1").







**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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