





A FANTASTIC OPPORTUNITY to purchase a one-bedroom cluster home positioned within **A QUIET CUL-DE-SAC** on a **MODERN DEVELOPMENT**, moments from Verulamium Park, Abbey Flyer and excellent local amenities.

Guide Price: £325,000

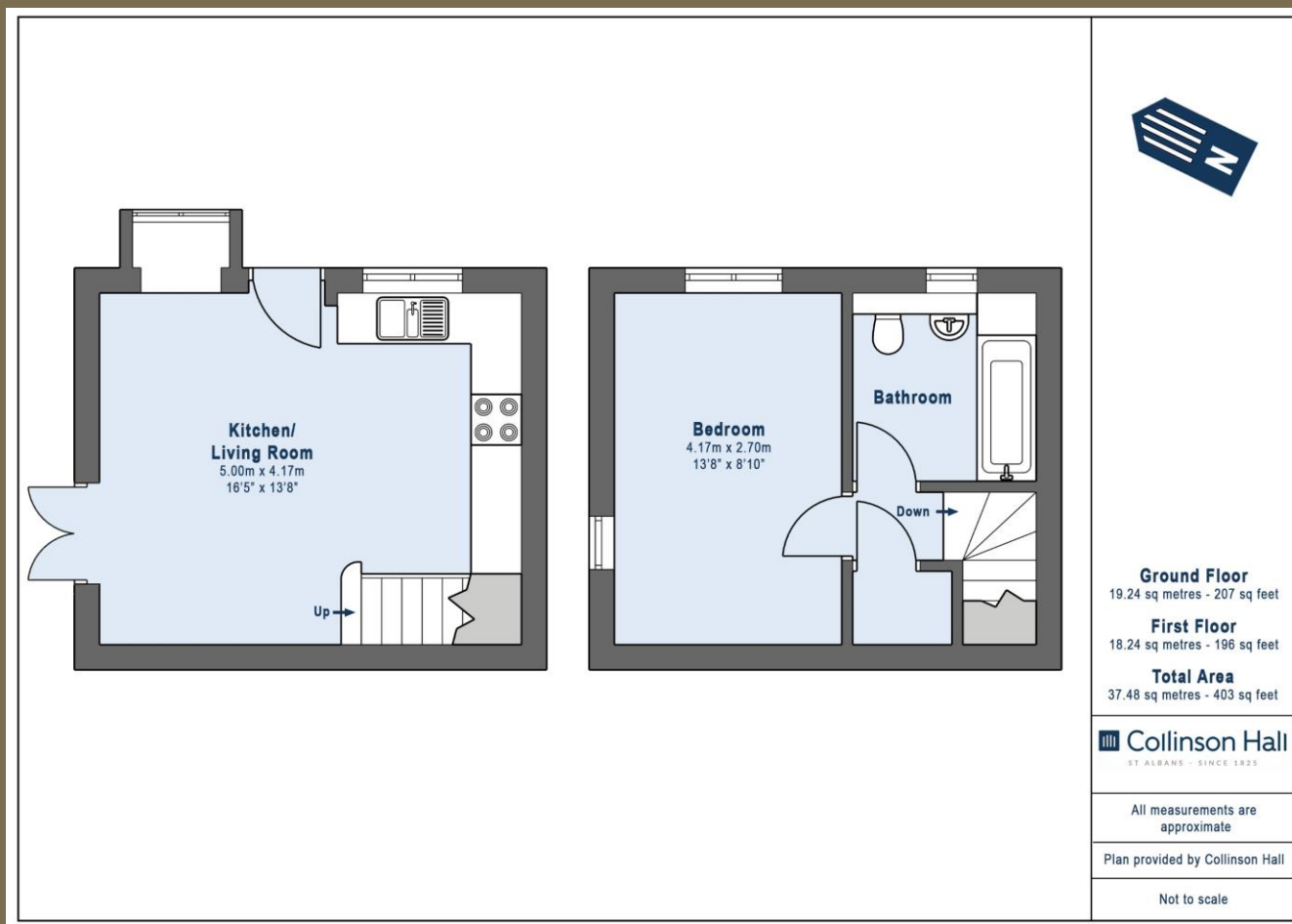
The property is beautifully presented throughout, featuring an inviting open-plan lounge and kitchen fitted with modern white units, generous worktop space, and a selection of integrated appliances. Double doors open directly onto a superbly sized private garden, an exceptional advantage, as few homes within this development enjoy their own enclosed outdoor space.

Upstairs, the home offers a spacious double bedroom with a delightful twin aspect, complemented by a modern and stylishly appointed bathroom. In addition to the rare benefit of a private garden, the property also comes with an allocated parking space, further enhancing its appeal.

EPC Rating: C 75
Council Tax Band: C







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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