





An exciting opportunity to acquire a **REFURBISHED** two double bedroom property positioned in an **ENVIABLE LOCATION**. This period property offers 779 square feet of living space, arranged over two floors and is offered with **NO UPPER CHAIN**.

Offers Over: £600,000

An elevated frontage with storm porch opens onto a useful hallway and leads onto two good size reception rooms with attractive bay window to the lounge. Through the dining room you can enter a great size kitchen with breakfasting area and door opening onto a secluded rear garden. The first floor offers two double bedrooms and a good size family bathroom. Outside is a blank canvass with a good size garden ready for a makeover and gated side access.

Albion Road is a great location with an excellent array of independent traders, cafes and public houses on your doorstep along with St Albans mainline station with fast and regular access to London St. Pancras and the ever popular Clarence Park.

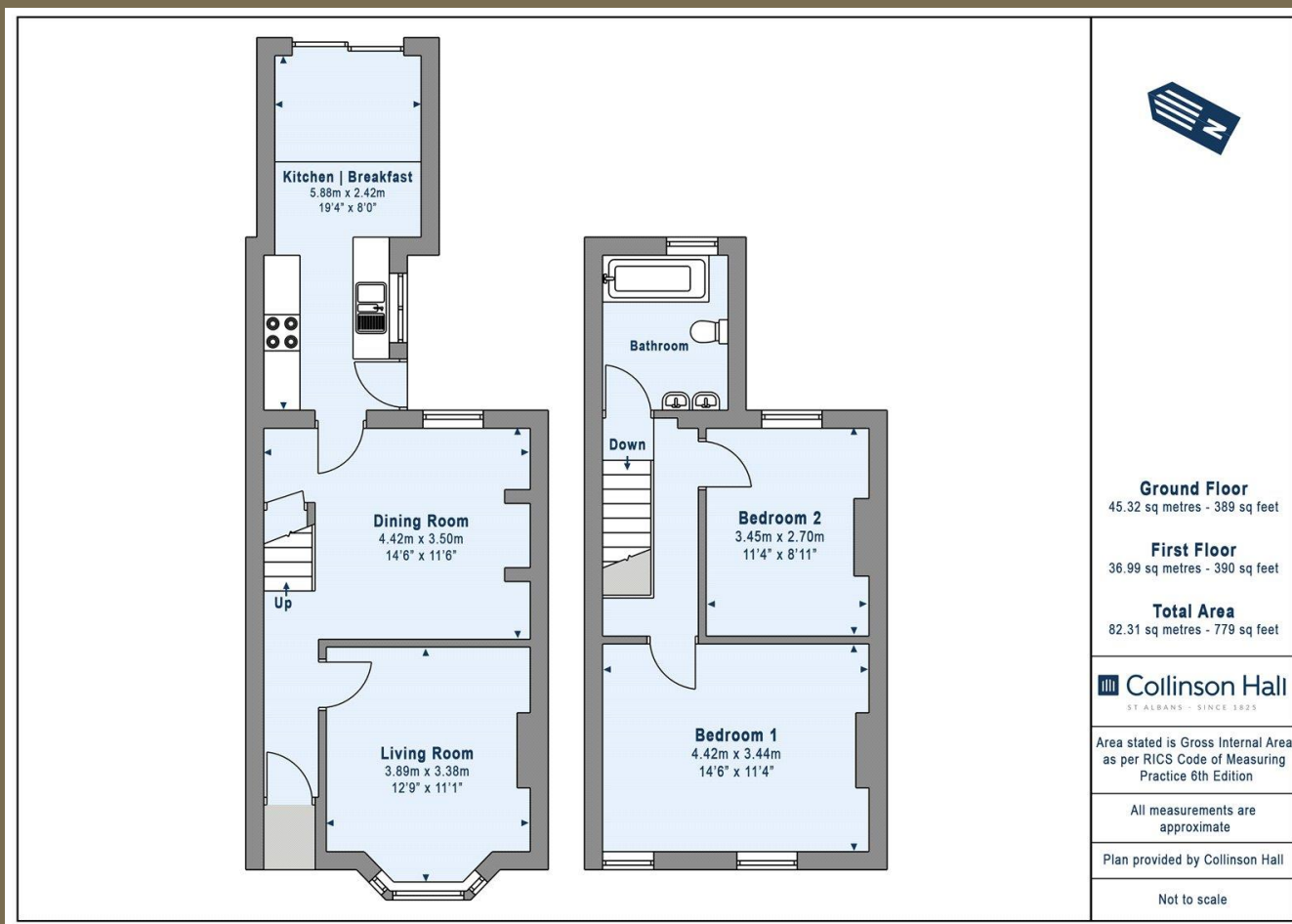
EPC Rating D 55
Council Tax Band: D











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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