









This **CHARMING CHARACTER PROPERTY**, located on the ever-popular Old London Road, is offered with **NO UPPER CHAIN** and presents a **FANTASTIC OPPORTUNITY** for those looking to **RENOVATE AND PERSONALISE**. Requiring significant modernisation, it provides the perfect canvas to transform the space to suit your own style and vision, making it an **IDEAL PROJECT** for homeowners or investors alike.

**Offers Over: £500,000**

The property enjoys an elevated position above street level and offers accommodation across two floors to include an entrance hall, spacious lounge and separate dining room. There is a provincial kitchen and wet room. Upstairs, the property offers three bedrooms, including a generous double, and a box room, as well as a separate WC. Outside the property offers a private garden which is set out over two levels with steps up to an elevated terrace and finally gated side access. Located to provide easy access to St. Albans mainline station, bars and restaurants and St. Albans vibrant City Centre, this is an excellent opportunity not to be missed.

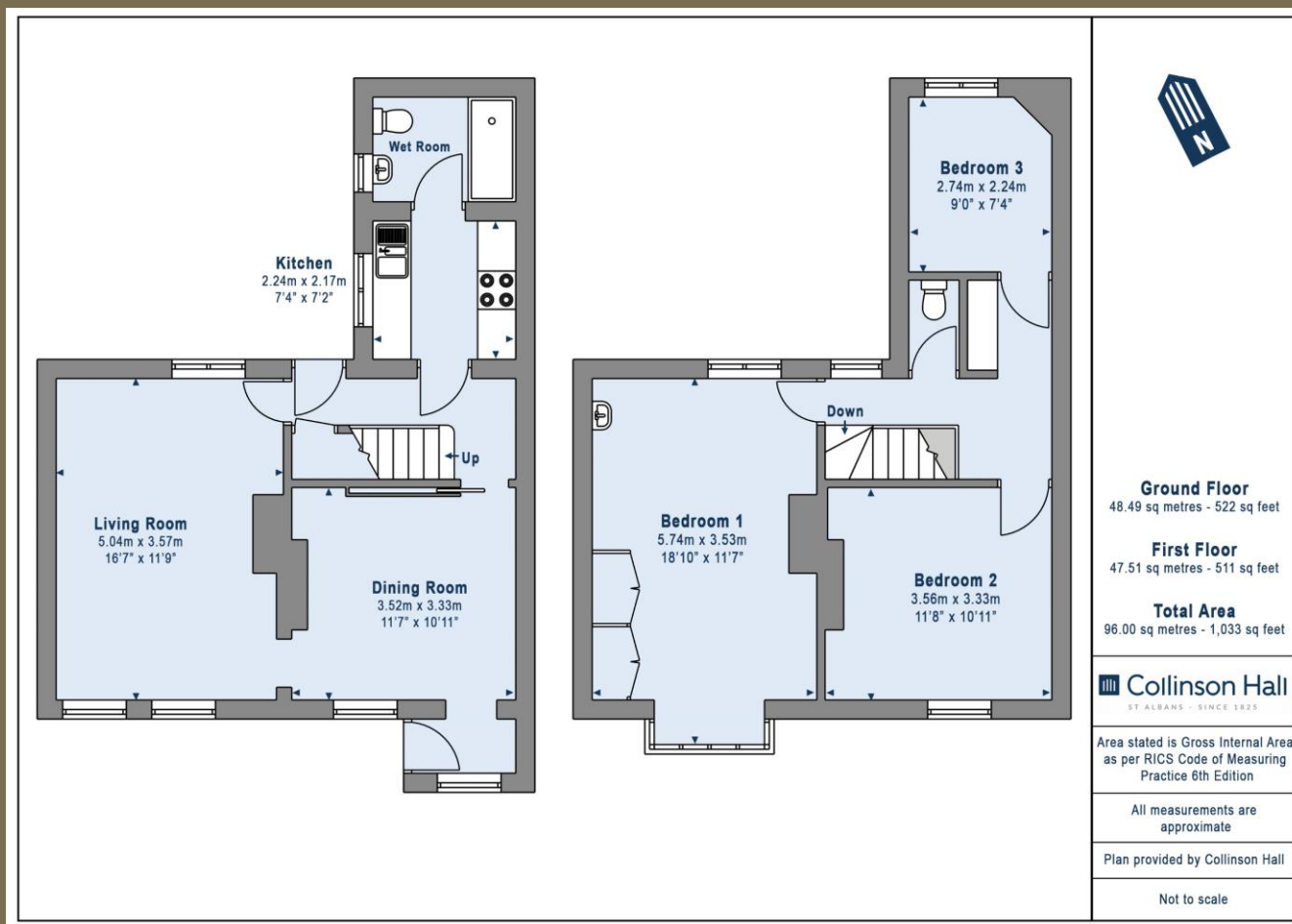
EPC Rating: TBC  
Council Tax Band: E











#### 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

