





Situated on SPENCER STREET within the sought-after CONSERVATION AREA, this charming end-of-terrace HOME ENJOYS A PRIME POSITION on the edge of St. Albans city centre. Just a SHORT WALK FROM VERULAMIUM PARK, the Cathedral, and the mainline station with direct links to London St Pancras, the location is ideal for commuters and those who appreciate both GREEN SPACES AND CITY CONVENIENCE.

Offers Over: £450,000

The ground floor features two generously sized reception rooms along with a kitchen, providing a practical and comfortable layout. Upstairs, the property offers two well-sized bedrooms and a modern three-piece bathroom suite, suited to contemporary lifestyles. A key highlight of the property is the brick-built outbuilding located in the garden, offering excellent scope for further development. Whether used as a home office, creative studio, or additional storage space, this adaptable feature adds real versatility. Offered with no onward chain, the purchase process can be straightforward and hassle-free. The property also benefits from updated windows and doors, contributing to improved energy efficiency and a modern finish. Overall, this Spencer Street home represents a fantastic chance to acquire a property in a highly sought-after location, with the added advantage of future development potential. The property itself presents an excellent opportunity for first-time buyers and investors alike, with a vibrant selection of shops, restaurants, and everyday amenities all within easy reach, perfect for embracing city living at its best.

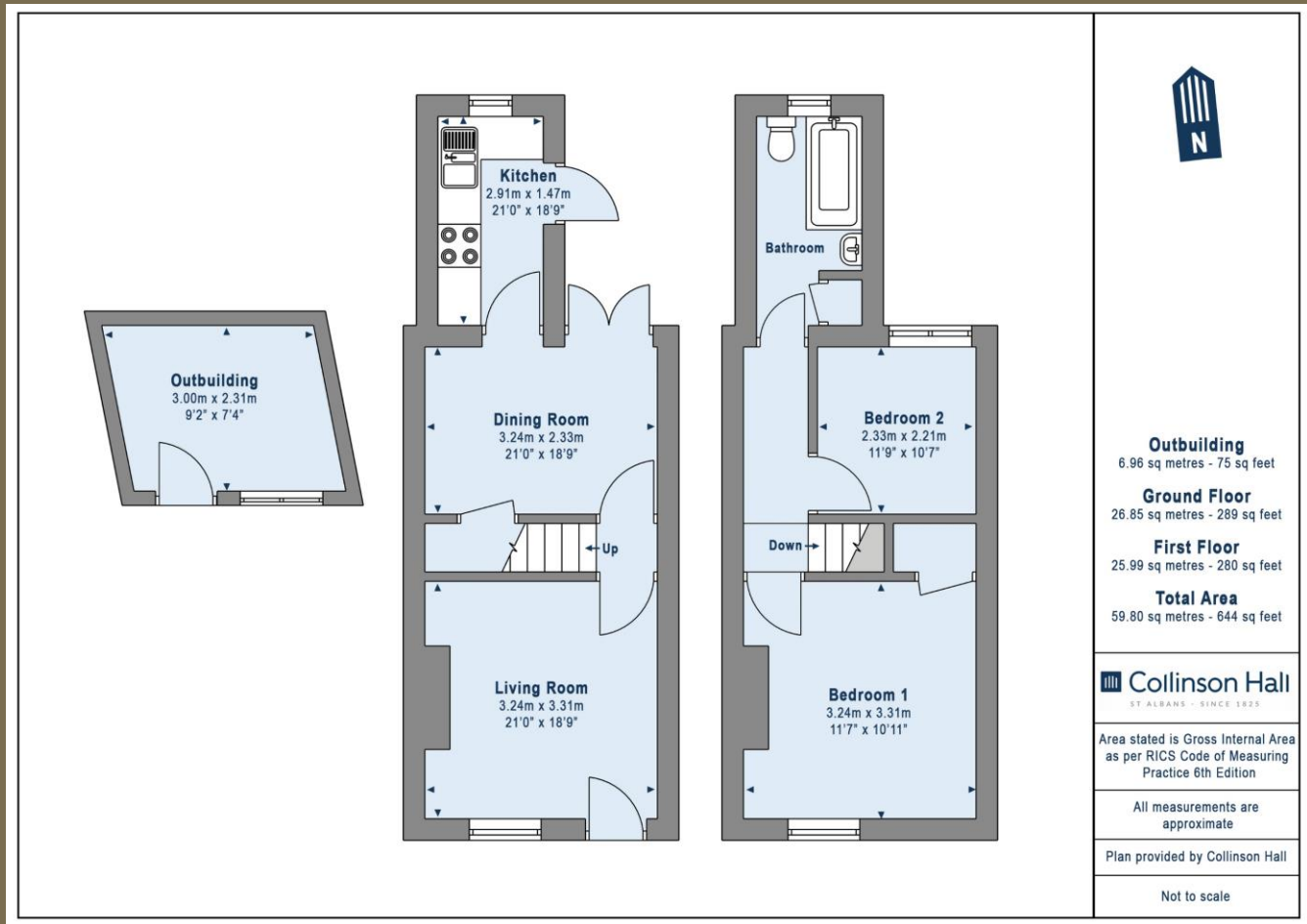
EPC Rating: D 64 Council Tax Band: E











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