





An especially RARE OPPORTUNITY to acquire this CHARMING PERIOD PROPERTY suggested to be dated 16th Century and positioned within arguably one of ST. ALBANS MOST DESIRABLE AND PRESTIGIOUS LOCATIONS.

Offers Over: £500,000 Freehold

Set behind an attractive elevated frontage, a replica of the original front door opens into a characterful and generously proportioned lounge/dining room, rich in period charm with exposed beams and a striking open fireplace.

The property also features a modern fitted kitchen, thoughtfully designed to provide all the conveniences of contemporary living, alongside an elegant first floor bathroom complete with a freestanding period bath. A spacious double bedroom offers ample wardrobe space, while a beautiful landing leads to a spiral staircase rising to a converted attic, providing a versatile second bedroom. Externally, the home enjoys its own private courtyard garden with a desirable southerly aspect.

Located on historic Fishpool Street, the property is perfectly placed for access to many of St Albans' most treasured landmarks, including the magnificent Cathedral, Verulamium Park, and an array of charming public houses, restaurants, and the renowned Waffle House.

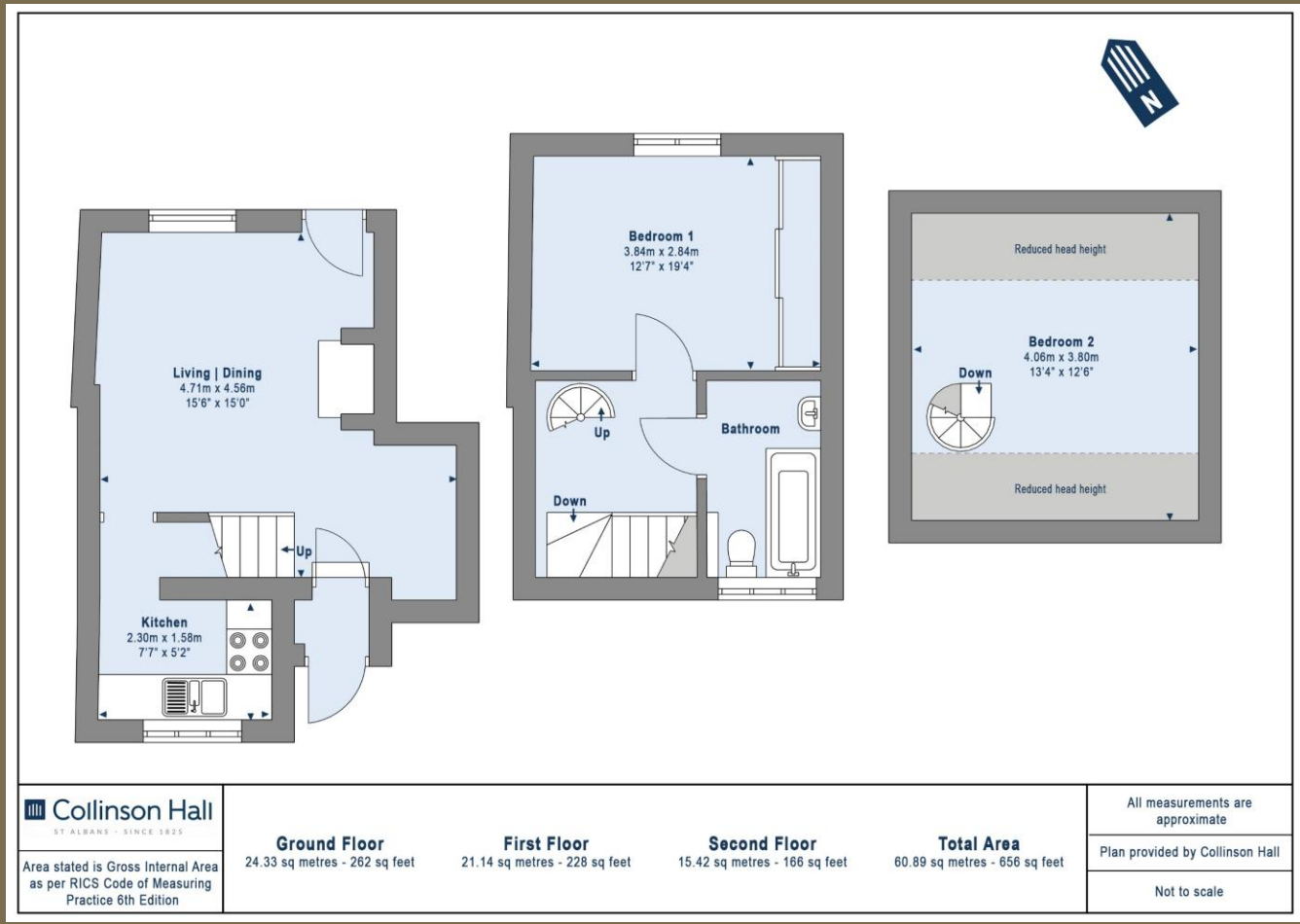
EPC Rating: TBC
Council Tax Band: E











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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