



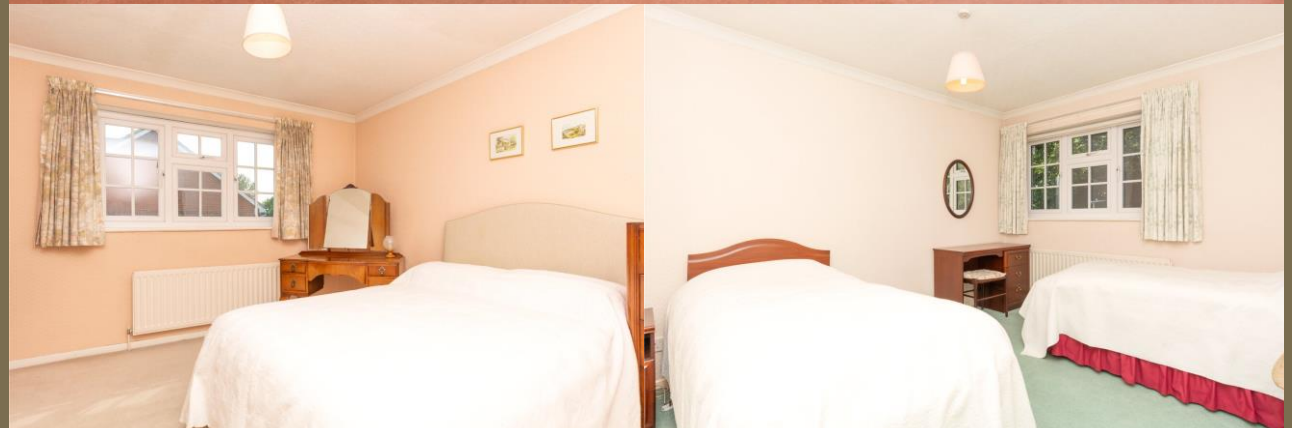


Offered for sale with **NO UPPER CHAIN** is this spacious **THREE BEDROOM** family home situated within a popular location close to the vibrant city centre and **WALKING DISTANCE** to Verulamium Park, the Waffle House and St Michaels Manor.

**Asking Price: £730,000**

The accommodation is arranged over two levels and comprises an entrance hall, cloakroom, living/dining room, kitchen, integral garage and utility room. On the first floor there is a large first floor landing with ample built in storage cupboards, three good sized bedrooms, spacious bathroom and a substantial loft space which would be ideal for conversion to provide one large principle bedroom or two smaller rooms. Externally, the driveway provides off road parking and leads to a useful garage and a southerly facing rear garden.

In our opinion this fantastic property is ideal for a buyer to refurbish and extend to create their dream family home. Early viewing is essential to appreciate this excellent opportunity and location.





Entrance Hall

Kitchen 3.29m x 2.14m (10'10" x 7').

Living Room 5.51m x 5.08m (18'1" x 16'8").

Landing

Bedroom 1 3.90m x 3.89m (12'10" x 12'9").

Bedroom 2 3.86m x 3.33m (12'8" x 10'11").

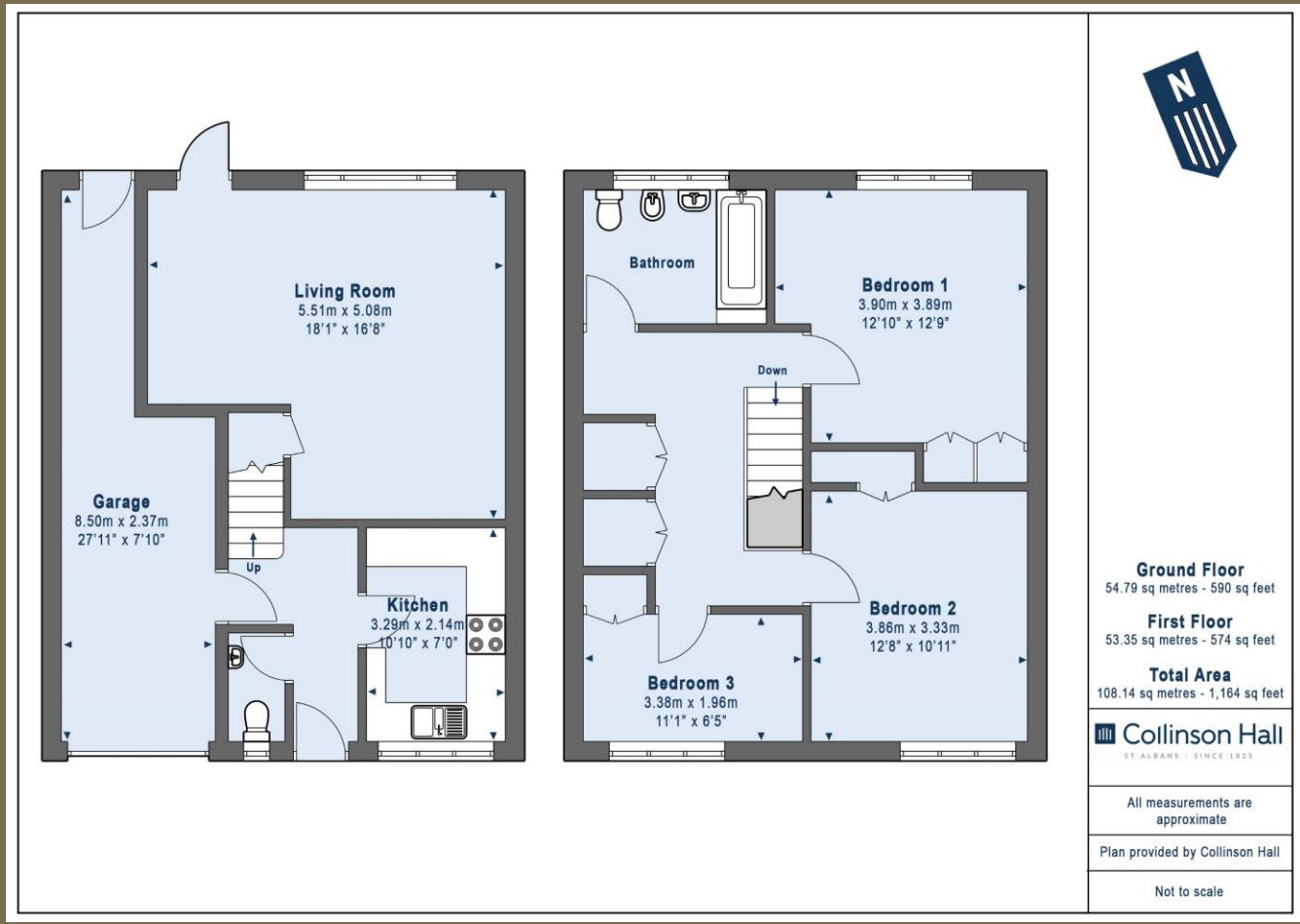
Bedroom 3 3.38m x 1.96m (11'1" x 6'5").

Garden

Garage 8.50m x 2.37m (27'11" x 7'9").







**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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