





**A beautifully presented TWO BEDROOM PERIOD PROPERTY** situated within a prime and **CENTRAL LOCATION** close to the vibrant city centre and a short walk to the mainline railway station.

**Asking Price: £500,000**

The accommodation is arranged over two levels and comprises a bright and airy sitting room with bespoke built in storage and shelving, Stylish refitted kitchen with views over the stunning rear garden. On the first floor there are two bedrooms, bathroom and a useful loft space. Externally there is side access to a stunning rear garden and a useful brick built out building which would be perfect for a home office or utility area. This stunning property would make an ideal first time or investment purchase due to it's excellent location.





## GROUND FLOOR

Living Room 3.49m x 3.20m (11'5" x 10'6").

Kitchen 3.49m x 2.88m (11'5" x 9'5").

## FIRST FLOOR

Bedroom 1 3.49m x 3.20m (11'5" x 10'6").

Bedroom 2 2.88m x 1.33m (9'5" x 4'4").

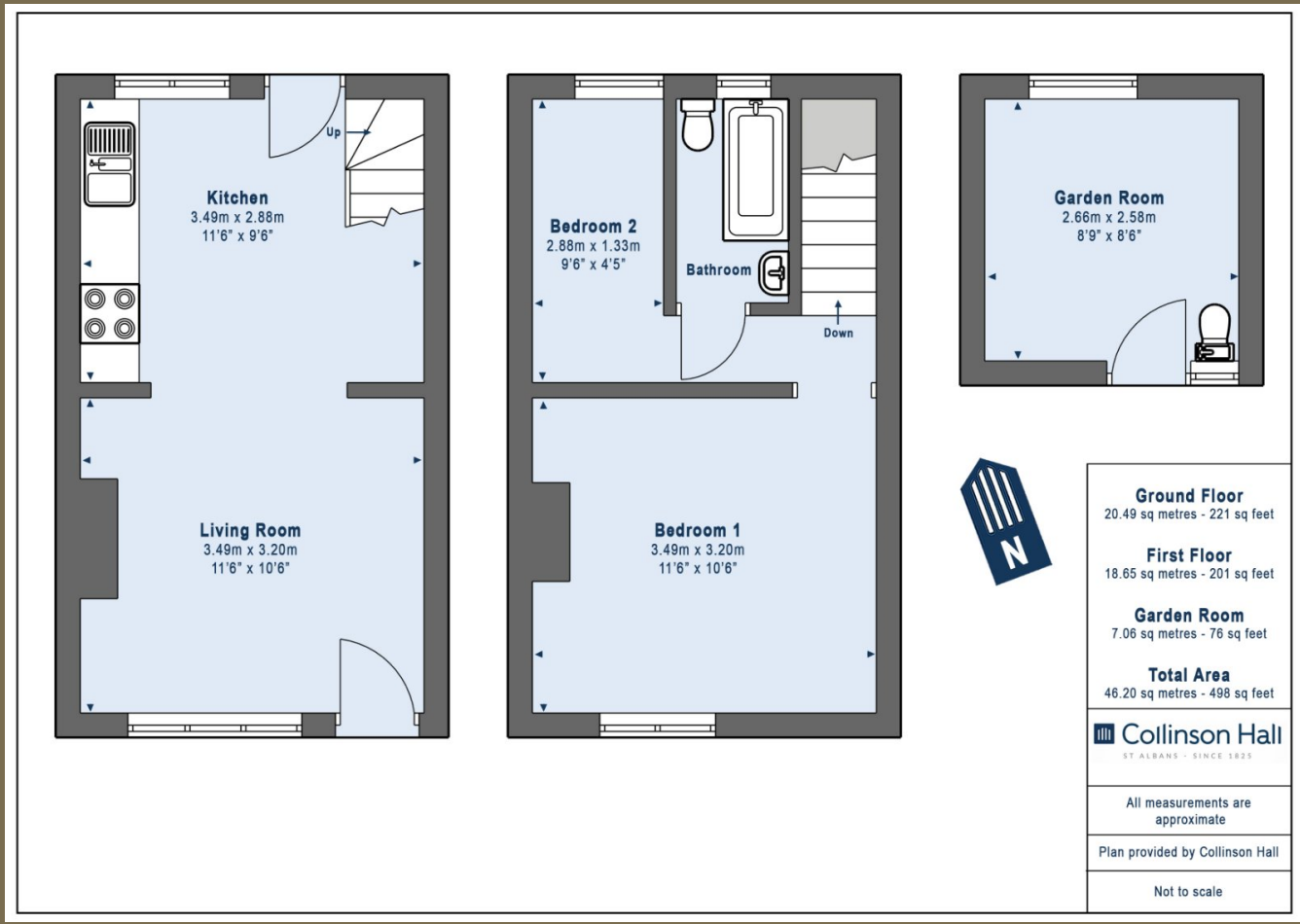
Bathroom

Garden

Garden Room 2.66m x 2.58m (8'9" x 8'6").







**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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