





Offered for sale with NO UPPER CHAIN is this spacious two/three bedroom PERIOD PROPERTY situated within a PRIME AND CENTRAL LOCATION just minutes from the vibrant city centre and mainline railway station.

Offers Over: £725,000

The accommodation is arranged over three levels and comprises an entrance hall, living room, dining room, kitchen, utility room and shower room. The lower level leads to a basement room which could be used as a third bedroom or study. The second floor leads to a spacious principle bedroom, a second double room and a four piece bathroom suite. Externally, the driveway provides off road parking for two cars, and the garden can also be accessed via an entrance from London Road. In our opinion this property offers excellent potential to extend subject to obtaining the necessary planning consents.





Entrance Hall

Living Room 3.92m x 3.78m (12'10" x 12'5").

Dining Room 4.39m x 3.50m (14'5" x 11'6").

Kitchen 3.41m x 2.73m (11'2" x 8'11").

Utility Room

Shower Room

Bedroom 1 5.23m x 3.78m (17'2" x 12'5").

Bedroom 2 3.50m x 3.20m (11'6" x 10'6").

Bathroom

Basement 5.01m x 3.20m (16'5" x 10'6").

Garden





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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