





A delightful TWO BEDROOM PERIOD COTTAGE, situated in one of the old conservation area's most favoured settings, **CLOSE TO THE CATHEDRAL**, Verulamium Park and within **EASY WALK** of the City centre and **MAINLINE STATION** to London St Pancras.

Asking Price: £525,000

The property has undergone a significant refurbishment, including a new roof, refitted kitchen and shower room.

The accommodation is arranged over two levels and comprises a sitting room with bespoke fitted storage and feature fire-place, light and airy dining room, and a refitted modern kitchen. On the first floor there are two bedrooms and a stylish shower room. The loft is boarded with new boiler and water cylinder.

Externally the property benefits from a low maintenance rear garden enjoying a Westerly aspect.

In our opinion, this stunning property would make an ideal first time or investment purchase due to it's excellent condition and prime location.





Entrance

Living Room 3.37m x 3.22m (11'1" x 10'7").

Dining Room 2.53m x 2.40m (8'4" x 7'10").

Kitchen 3.13m x 3.04m (10'3" x 10').

Bedroom 1 3.40m x 3.22m (11'2" x 10'7").

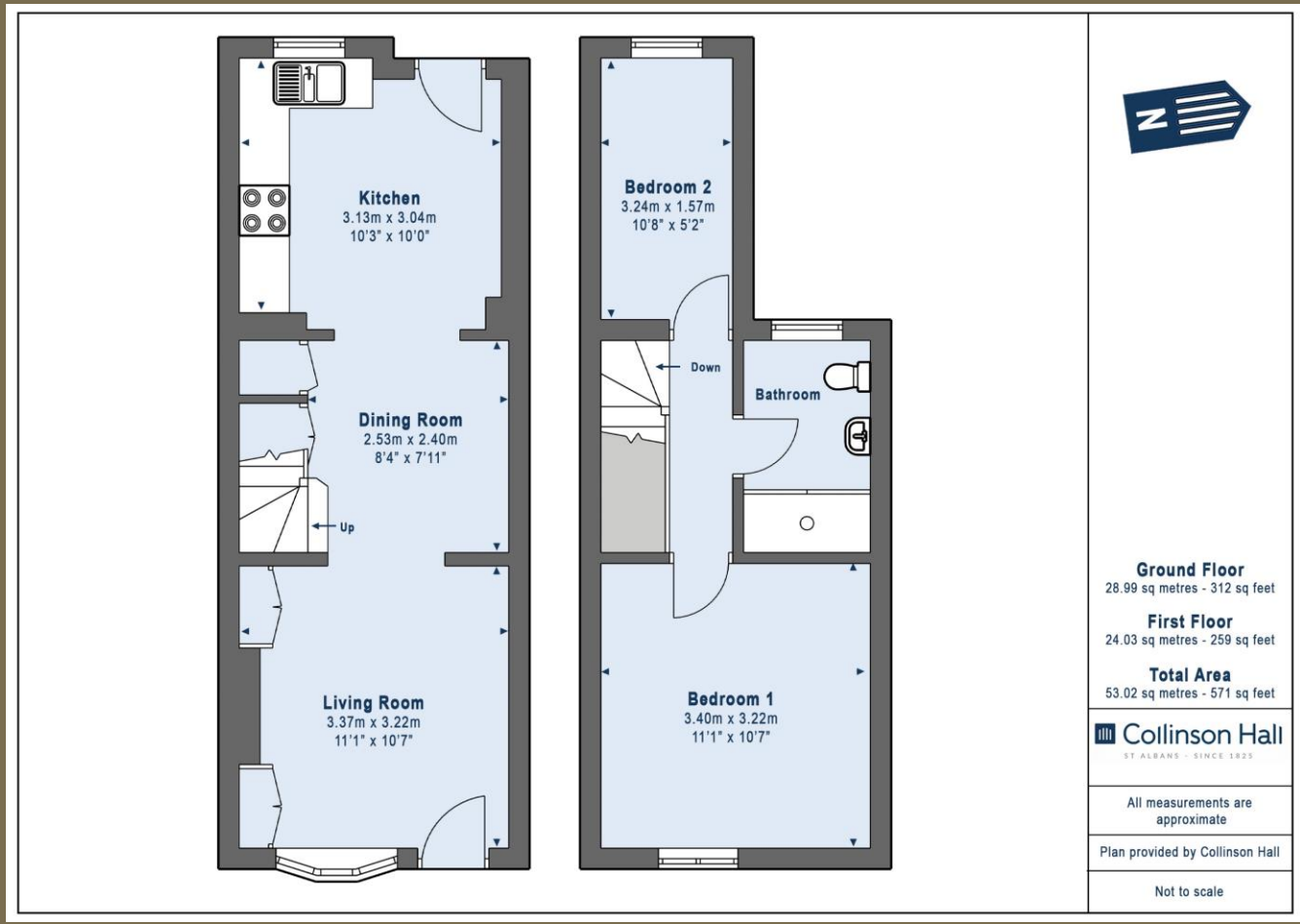
Bedroom 2 3.24m x 1.57m (10'8" x 5'2").

Bathroom

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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk