





A spacious and WELL PRESENTED two bedroom PERIOD COTTAGE situated within one of St Albans most sought after central roads CLOSE TO THE VIBRANT CITY CENTRE, mainline railway station and reputable local schools including Maple Primary.

Guide Price: £750,000

The accommodation comprises a large open plan living/dining room and a well-appointed kitchen. The lower level leads to a second reception room that could be used as a third double bedroom. On the first floor there are two good sized bedrooms, family bathroom and access to a loft room which is currently being used as a bedroom and office. Outside there is a well kept low maintenance rear garden.

EPC Rating: E 46
Council Tax Band: E





Entrance

Living Room 7.72m x 4.11m (25'4" x 13'6").

Kitchen 4.00m x 2.09m (13'1" x 6'10").

Bedroom 1 4.11m x 2.07m (13'6" x 6'9").

Bedroom 2 3.34m x 2.33m (10'11" x 7'8").

Bathroom

Loft Room 4.11m x 3.45m (13'6" x 11'4").

Basement 4.11m x 4.10m (13'6" x 13'5").

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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