





Offered for sale with **NO UPPER CHAIN** is this stunning one bedroom **PERIOD COTTAGE** we believe dates back to the 17th century. The property is **STEEPED IN CHARACTER** and is situated in one of St Albans most favoured settings, close to St Michaels Village and within **WALKING DISTANCE** to the city centre and mainline railway station.

Offers Over: £300,000

Arranged over three floors this beautiful freehold cottage sits beneath a pan tiled roof with brick built and rendered elevations and offers immaculately presented accommodation that combines a great deal of charm and character with stylishly executed contemporary decor to create a unique property of immense charm.

The accommodation is served by gas central heating and comprises a well-appointed kitchen accessed via a stable door that features solid oak work surfaces, shower room, and a separate cloakroom. On the first floor the sitting room benefits from fine period features, including exposed beams and an open fire place. The second floor provides access to the bedroom with built in wardrobes and views over the conservation area including the Cathedral. Outside, there is a low maintenance pretty courtyard garden with the additional benefit of versatile home office/workshop.

Tucked away in a courtyard style setting at the bottom of Fishpool Street in the highly sought after St Michaels Village this delightful cottage it is conveniently located for access to the City Centre, Thameslink and well-regarded local schools and just a short walk of Verulamium Park, lakes and the Abbey and close to a variety of excellent traditional pubs and restaurants.





GIVE WAY

STOP
FISHPOOL STREET
< ST MICHAELS MANOR
ST MICHAELS VILLAGE >

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17

17

School

Ground Floor

Entrance

Kitchen 3.75m x 3.31m (12'4" x 10'10").

Cloakroom

Shower Room

First Floor

Living Room 3.75m x 3.31m (12'4" x 10'10").

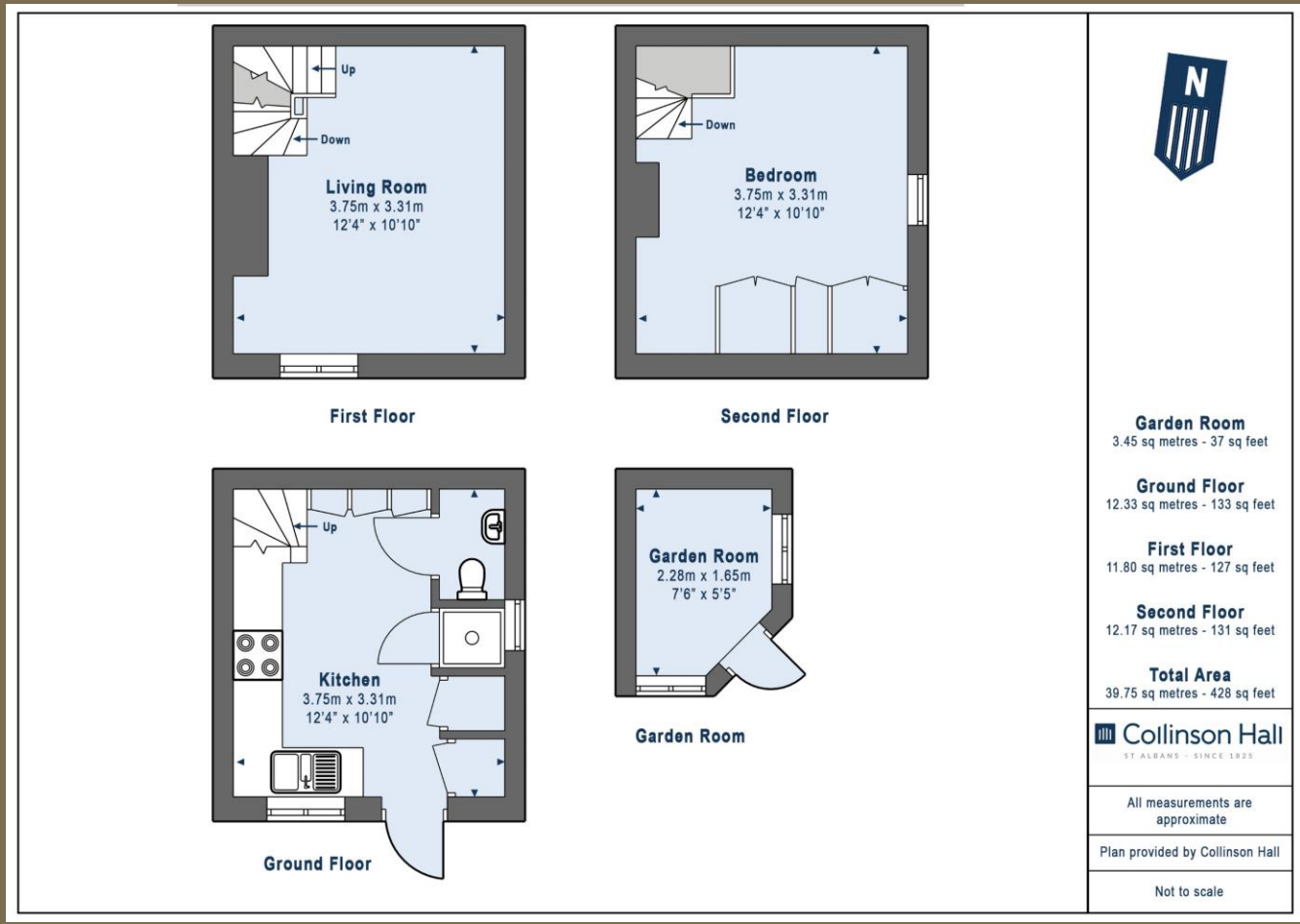
Second Floor

Bedroom 3.75m x 3.31m (12'4" x 10'10").

Garden

Garden Room 2.28m x 1.65m (7'6" x 5'5").





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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