



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## High Street, London Colney, Herts, AL2



MULLINGAR TERRACE...Built in 1878! This character cottage is located within London Colney Village giving very easy access to all local amenities. Comprising of TWO BEDROOMS, kitchen/breakfast room, front AND rear gardens. Offered CHAIN FREE!!

- Lounge
- Kitchen/Breakfast Room
- Bathroom
- Front & Rear Gardens
- Offered CHAIN FREE
- Two Bedrooms

**£349,950 Freehold**

# High Street, London Colney, Herts, AL2

## Accommodation Comprises

Lounge **11'5" x 11'5" (3.48m x 3.48m)**

Kitchen/Breakfast Room **11'5" x 9'10" (3.48m x 3.00m)**

## Bathroom

## Stairs To First Floor

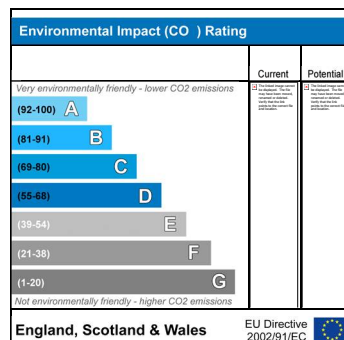
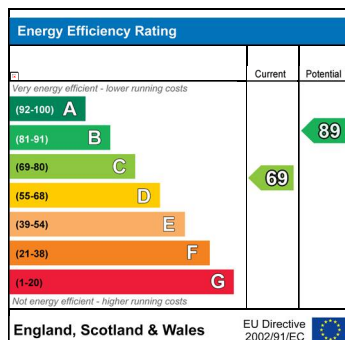
Bedroom One **11'5" x 11'4" (3.48m x 3.45m)**

Bedroom Two **9'11" x 8'6" (3.02m x 2.59m)**

## Exterior

## Front & Rear Gardens





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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.