





### Full Description

A good size three bedroom end of terrace house with single storey extension to rear. Located to the southern side of St Albans close to local shops, Verulamium park and within a mile of the City centre. Offered for sale chain free the property requires some modernisation with the potential to be a superb family home.

### Entrance Hall

A part glazed UPVC front door. Large storage cupboard. Radiator. Stairs to first floor. Doors to:

### Cloak Room

Double glazed window to front. Low level WC. Wash hand basin. Wall mounted gas boiler.

### Living Room

Double glazed window to front. Radiator. Laminate flooring. Sliding patio doors.

### Kitchen

A range of base units with roll top work surfaces. Plumbing and space for washing machine. Oven and fridge/freezer. Tiled flooring. Window and door to:

### Dining Room

Patio doors to rear garden. Tiled flooring.

### Landing

Access to loft storage space. Airing cupboard housing hot water tank. Doors to:

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to front. Radiator.

### Bathroom

A coloured suite comprising. Paneled bath with mixer tap and over head shower attachment. Vanity wash hand basin. Low level WC. Radiator. Double glazed window to rear. Full tiled walls. Vinyl flooring.

### Garden

Fencing to all boundaries. Small lawn area. Raised decked area and tiled patio. Garden shed. Access to rear via gate.

