



Frost's

Tel: 01727 861166

Albert Street, St Albans, AL1 1RU

£400,000 Freehold



A fantastic opportunity to acquire a two bedroom end of terrace character cottage, situated within the heart of the conservation area.

The property does require some refurbishment and currently comprises of an entrance porch to the side, living room with feature fireplace, separate kitchen, two bedrooms and a shower room upstairs.

Externally, the house offers a brick built storage area and a courtyard rear garden.

Albert Street is one of St Albans finest roads, offering a short walk to the city centre and mainline station, with the high street approximately 0.2 miles and the mainline station 0.7 miles away.

Energy Rating E



Ground Floor

Entrance Hall

Living Room - 11'8 x 12'8

Kitchen - 5'8 x 8'2

First Floor

Shower Room - 5'3 x 6'5

Bedroom One - 10'5 x 10'6

Bedroom Two - 9'4 x 6'8

Exterior

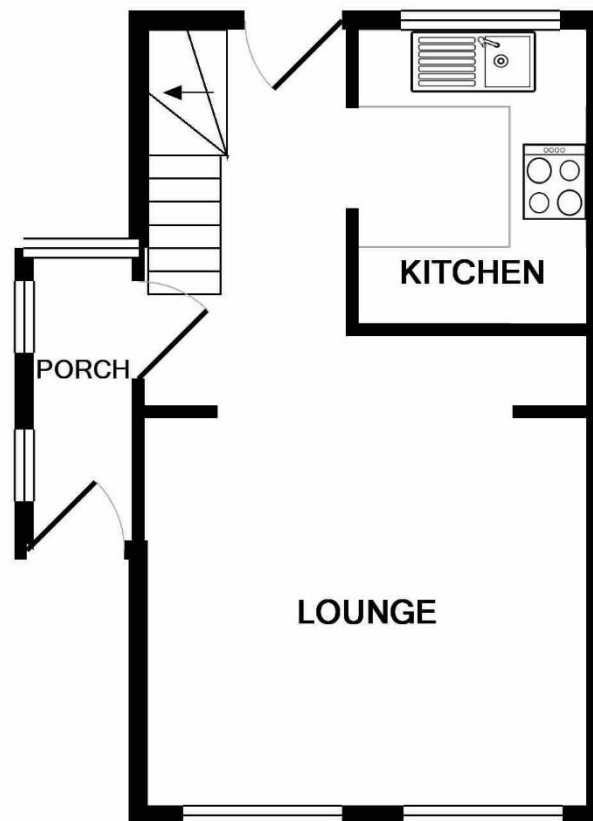
Outhouse 5'8 x 7'0

Courtyard Rear Garden

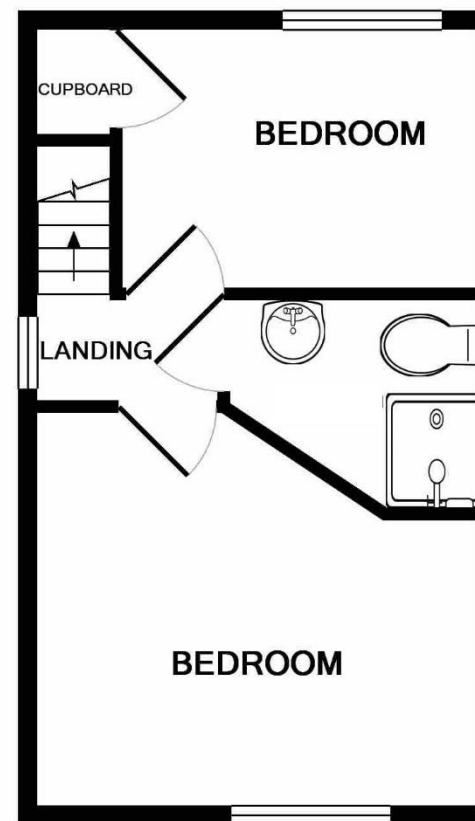
Agent Note:

Please be aware that there is a right of way through the rear garden for no 58.





GROUND FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

4 Chequer Street, St Albans, Hertfordshire, AL1 3XZ Tel: 01727 861166 Email: sales@frosts.co.uk

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.