



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Hill Street, St. Albans, AL3 4QT

£410,000

## Hill Street, St. Albans, AL3 4QT

FREEHOLD - CHAIN FREE

A spacious TWO BEDROOM HOUSE located in the popular conservation area of St Albans with allocated PARKING to the rear.

The property on the GROUND FLOOR briefly comprises a side entrance, bay fronted living room and kitchen whilst on the first floor there are two double bedrooms and a family bathroom.

To the rear of the property there are communal gardens and allocated parking.



## ACCOMMODATION

### Entrance

### Living Room

15'2 max x 10'3 (4.62m max x 3.12m)

### Kitchen

5'6 x 10'3 (1.68m x 3.12m)

## FIRST FLOOR

### Bedroom One

11'2 max x 10'3 (3.40m max x 3.12m)

### Bedroom Two

10'6 x 7'11 (3.20m x 2.41m)

### Bathroom

5'5 x 10'3 (1.65m x 3.12m)

## EXTERIOR

### Communal Gardens

### Allocated Parking

### Viewing Information

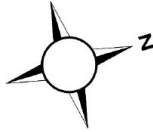
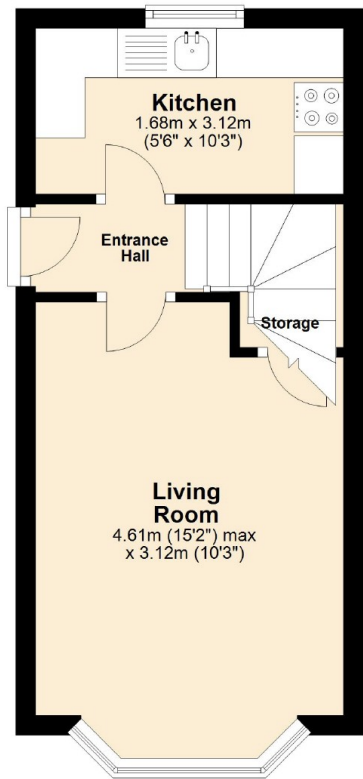
BY APPOINTMENT ONLY THROUGH  
BRADFORD & HOWLEY THROUGH  
WHOM ALL NEGOTIATIONS SHOULD BE  
CONDUCTED.

### Environmental Impact Rating

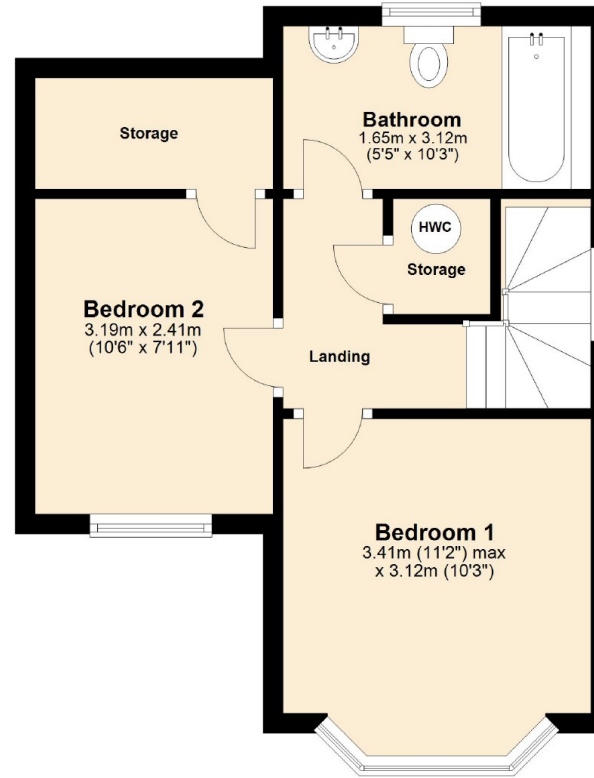
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



**Ground Floor**  
Approx. 22.0 sq. metres (236.4 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.5 sq. feet)



**Total area: approx. 55.0 sq. metres (591.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. The total square area does not include a garage.  
Plan produced using PlanUp.

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| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 400 kWh                  | A |         |           |
| 300 kWh                  | B |         |           |
| 200 kWh                  | C |         |           |
| 150 kWh                  | D |         |           |
| 100 kWh                  | E |         |           |
| 50 kWh                   | F |         |           |
| 0 kWh                    | G |         |           |

Current: 83  
Potential: 52

Not energy efficient - higher running costs  
England & Wales  
E3 | Effective 2002/01/01