



Cannon Street, St. Albans, AL3 5JS

£2,200 PCM

- Available End of June 2021
- Central Location
- Close To Schooling
- Four Bedrooms
- First Floor Bathroom
- Rear Garden
- No Smokers
- No Pets

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Enjoying an elevated position and located in a sought after location, this four bedroom property is available to rent from end of June 2021.

The property provides deceptively spacious, versatile accommodation with over 1250sqft of living space arranged over four floors. The property carefully balances character features with modern touches,

There is a spacious dual living / dining room with an open fireplace, modern kitchen overlooking the rear garden and on the first floor there are three bedrooms and a bathroom.

In addition to this there is a fourth bedroom on the lower ground floor which could be used in a variety of different ways, currently being used as a study. There is a loft area accessed via a spiral staircase perfect for an occasional bedroom or home office. At the rear of the property there is a well maintained garden with gated side access.

Cannon Street is located off Folly Lane which is on the west side of the city centre close to well regarded schooling and local parks and within walking distance of the city centre and the mainline station.

ACCOMMODATION

Entrance

Entrance Hall

Living / Dining Room

23'9 x 10'5 (7.24m x 3.18m)

Kitchen

14'9 x 8'8 (4.50m x 2.64m)

LOWER GROUND FLOOR

Bedroom Four / Study

9'9 x 13'0 (2.97m x 3.96m)

FIRST FLOOR

Landing

Bedroom One

11'5 x 13'10 (3.48m x 4.22m)

Bedroom Two

12'0 x 8'5 (3.66m x 2.57m)

Bedroom Three

7'3 x 8'8 (2.21m x 2.64m)

Bathroom

7'2 x 5'8 (2.18m x 1.73m)

SECOND FLOOR

Loft Area

12'6 x 10'3 (3.81m x 3.12m)

EXTERIOR

Rear Garden

Shed for storage, gated side access, providing easy access for bikes and pushchairs.

TENANT GUIDELINES

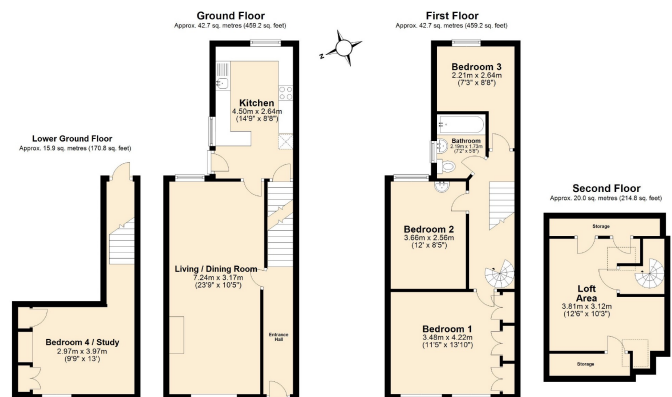
If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01727 898155 or visit our website bradfordandhowley.com

Viewing Information

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

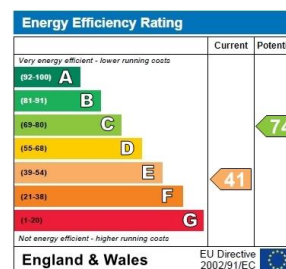
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Total area: approx. 121.1 sq. metres (1304.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Please check actual usage. Please.



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