



22 Kimberley Road, St. Albans, AL3 5PX

Guide price £530,000 Freehold



22 Kimberley Road

St. Albans, AL3 5PX

A wonderful opportunity to purchase a two bedroom Victorian end of terrace house in a highly sought after road in the Conservation area of St Albans. The property offers tremendous scope to modernise, reconfigure and extend to the rear and into the loft (subject to planning permission).

The accommodation comprises of a welcoming entrance hall, a comfortable lounge, sociable dining room and basic fitted kitchen with a range of wall and base units and a door to the rear garden. The first floor landing gives access to the loft and two well-proportioned bedrooms and a basic bathroom with a bath, basin & W.C.

Externally there is a low maintenance frontage and to the rear is a sunny aspect 60ft rear garden.

Kimberley Road is set in the St Albans Conservation Area and in close proximity to desirable schools and within walking distance of both St Albans city centre and mainline train Station.





ACCOMMODATION

Entrance Hall

Kitchen

9'4 x 7'5 (2.84m x 2.26m)

Living Room

11'3 x 10'5 (3.43m x 3.18m)

Dining Room

11'8 x 10'9 (3.56m x 3.28m)

FIRST FLOOR

Landing

Bedroom

13'4 x 11'3 (4.06m x 3.43m)

Bedroom

11'8 x 8'2 (3.56m x 2.49m)

Bathroom

OUTSIDE

Frontage

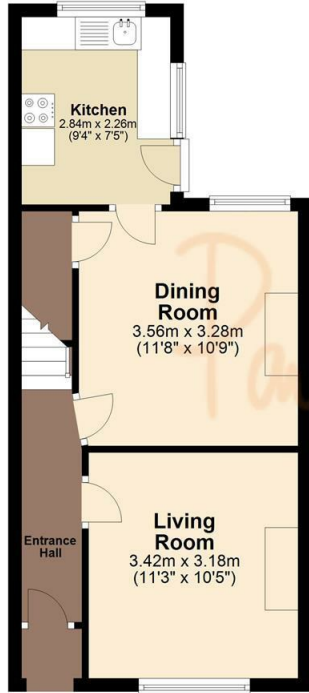
Rear Garden

60 (18.29m)



Floor Plan

Ground Floor
Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

