

# Catherine Street

St Albans, AL3 5BP





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Guide Price £525,000

- Three Bedrooms
  - Lounge
- Separate Dining Room
  - Kitchen
  - Bathroom
- Courtyard Rear Garden
  - Front Garden
- In Need of Modernisation
  - Chain Free



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Nestled in the heart of St. Albans on the picturesque Catherine Street, this charming and characterful house offers a unique opportunity for those looking to create their dream home. With its period features and timeless appeal, the property exudes a sense of history and warmth that is hard to find. Though it requires modernization throughout, this house presents an excellent canvas for imaginative renovations, allowing you to blend its historic charm with contemporary comforts.

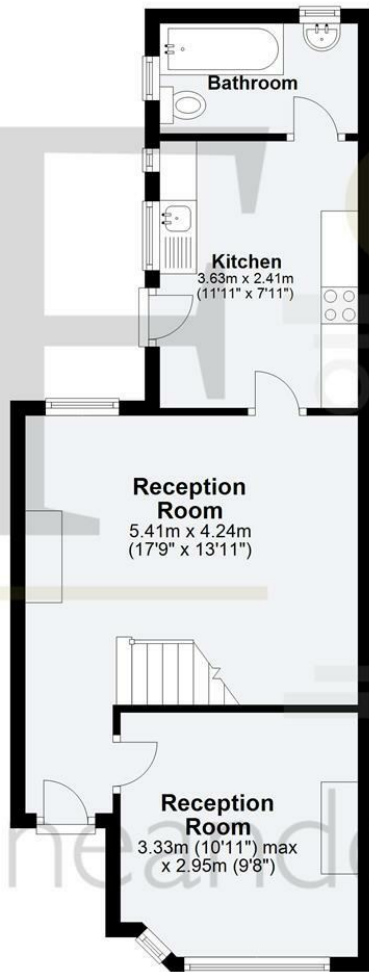
Situated close to local amenities, the house ensures convenience and ease of living. A short walk brings you to a variety of shops, cafes, and restaurants, while excellent public transport links provide quick and easy access to the surrounding areas and London. The town centre, with its vibrant atmosphere and rich heritage, is also within easy reach, making this property an ideal choice for those who appreciate both the tranquillity of a characterful home and the vibrancy of urban living.





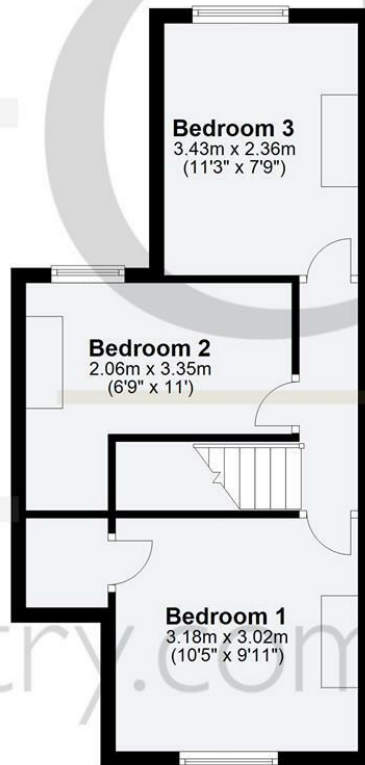
## Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



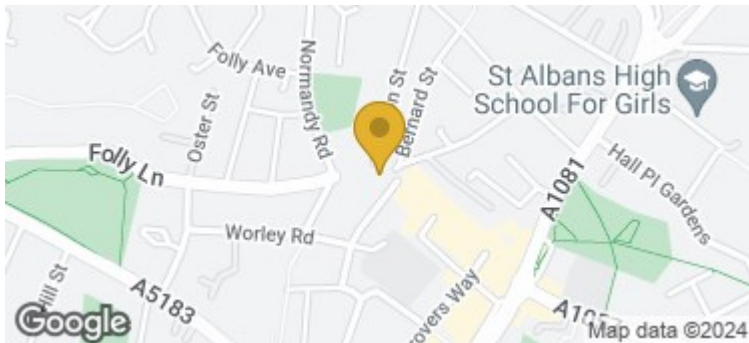
## First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 76.1 sq. metres (819.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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