



6 Melbourne Close, St. Albans, AL3 6LY
Asking Price £450,000

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NO UPPER CHAIN! A rarely available three-bedroom mid terraced property in this popular cul-de-sac location.

The property comprises; entrance hall leading to living/ dining room with garden access, kitchen with garden access and downstairs WC. Upstairs there are three bedrooms and family bathroom.

Benefitting from garden to both front and rear of the property with useful gated access into the rear garden. Garage and driveway are located to the rear of the property providing off street parking and storage.

This property is in the Porters Wood area of St Albans well placed for both primary and secondary school options, easy access into the Town Centre and St Albans City Station.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- CUL-DE-SAC LOCATION
- WELL PLACED FOR POPULAR SCHOOLS
- THREE BEDROOMS
- EASY ACCESS TO TOWN CENTRE AND MAINLINE STATION
- OFF STREET PARKING AND GARAGE

Entrance Hall

WC

Living / Dining Room with access into the garden

Kitchen with access into garden

Master Bedroom with built in storage

Second Double Bedroom

Third Bedroom

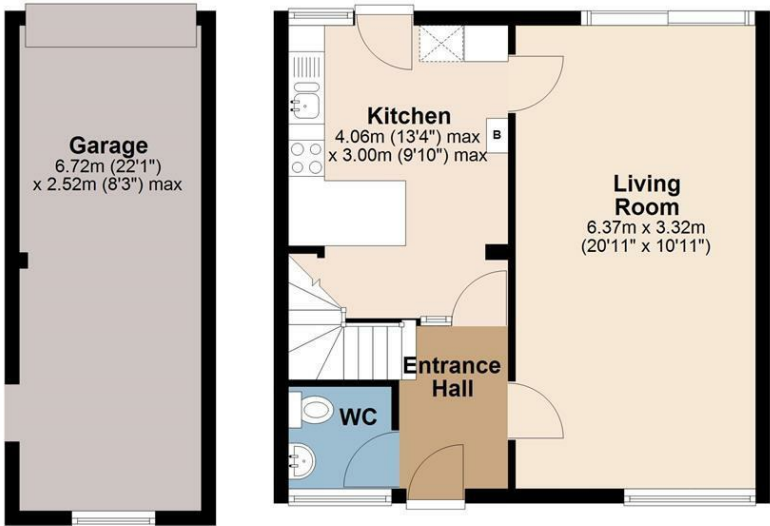
Bathroom

Garage



Ground Floor (Sq/m excludes Garage)

Approx. 41.2 sq. metres (442.9 sq. feet)



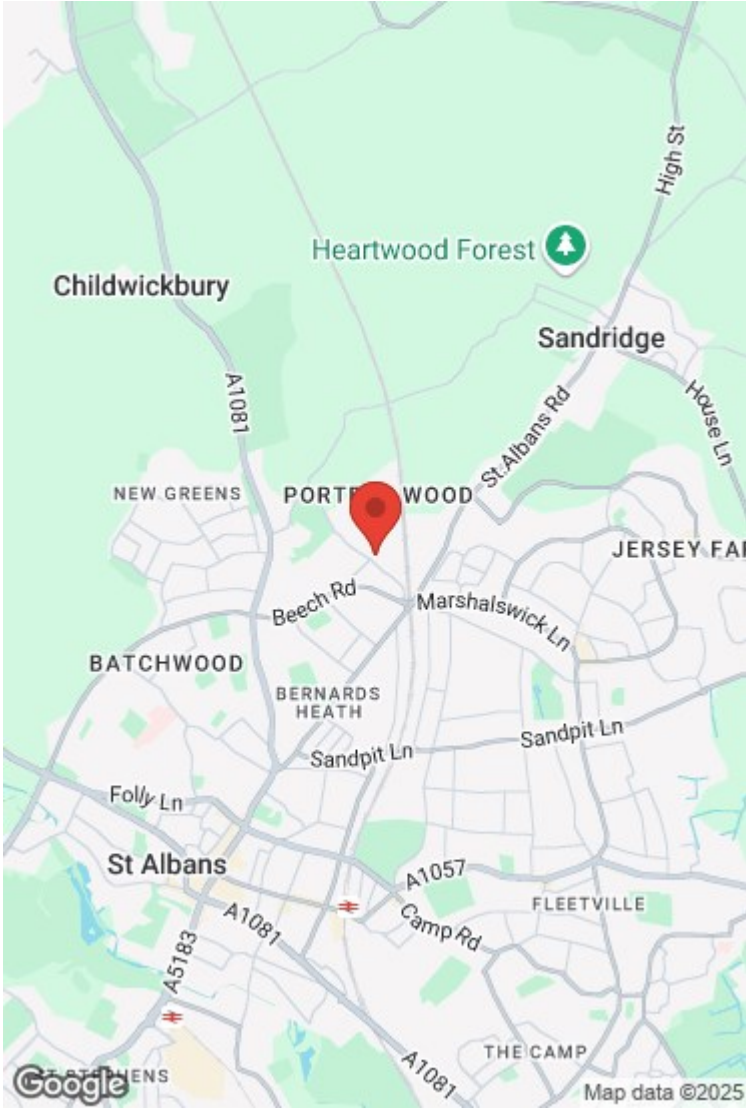
First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.



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

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



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