



Spicer Street, St. Albans



DAVID CHADWICK
ST ALBANS



9 Spicer Street, St. Albans, AL3 4PH

Sitting room | Dining room | Kitchen | Lobby | Cloakroom | Basement room | 2 Bedrooms | Shower room | Gardens | EPC rating E
Council Tax Band D - £2,634.03 p.a. | Tenure - Freehold

The Property

A spacious period cottage located in the heart of the old conservation area, moments from the Abbey and Verulamium Park, close to the city centre and within easy reach of both stations and presented for sale with no onward chain.

There is well presented accommodation over three floors including two separate reception rooms to the ground floor with a fitted kitchen, lobby and cloak room to the rear, a further reception room can be found on the lower ground/basement level,

while two comfortable bedrooms and a well-proportioned shower room complete the picture on the first floor. There is hatch access to a useful storage loft and the house retains many pretty period features including fireplaces to the sitting room and bedroom one.

The house sits behind a handsome brick-built facade with pretty multi pane timber sash windows and has a small hard landscaped town house style garden in front.

To the rear of the house with access from the kitchen is a lovely part walled garden enjoying a westerly aspect. There is a mature tree providing dappled shade and pretty planted boundaries to either side of a paved sun terrace, which provides the ideal space for al-fresco dining and entertaining. A further hard landscaped area immediately to the rear and side of the house offers plenty of space for an extension subject to the usual consents.





SPICER STREET AL3

APPROX. GROSS INTERNAL FLOOR AREA 945.39 SQ FT / 87.83 SQ M.

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