



Temperance Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 9 Temperance Street, St Albans. AL3 4PZ

Sitting/dining room | Kitchen | 2 Bedrooms  
| Bathroom | Basement/home office |  
Garden | Council Tax Band – E. £2,634.03  
p.a. | EPC rating - D | Tenure - Freehold

### The Property

A pretty Victorian terraced cottage situated in a highly sought-after cul-de-sac in the heart of the Cathedral Quarter conservation area.

This delightful Victorian terraced cottage has accommodation over three floors. Presented immaculately throughout, it combines many charming period features with well-considered interior design and every modern convenience.

There is a stylishly appointed and recently

refitted kitchen, a contemporary bathroom, and a well-proportioned dual aspect through sitting/dining room to the ground floor. A versatile basement room offering scope for use in a number of ways, as a home office, occasional third bedroom or further reception room, can be found on the lower level, while to the first floor are two very comfortable bedrooms. The property benefits from gas fired central heating to radiators and double glazing throughout.

### Outside

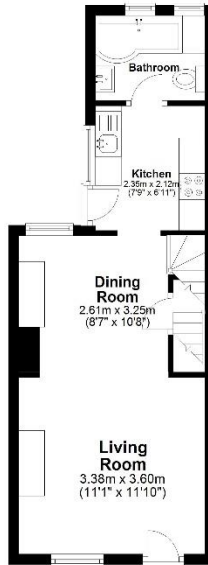
The house sits behind a pretty brick-built façade beneath a slate hung pitched roof. To the rear of the property is a low maintenance courtyard style garden with a westerly aspect, laid mainly to paving with timber fenced boundaries.





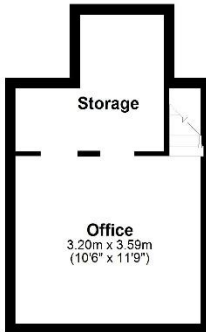
## Ground Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



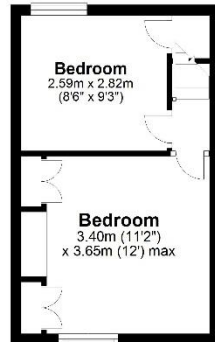
## Basement

Approx. 18.4 sq. metres (198.4 sq. feet)



## First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



**Total area: approx. 71.5 sq. metres (769.7 sq. feet)**

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



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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