

for sale

£470,000 Freehold



## Rodney Avenue St. Albans AL1 5SU

- Energy Rating: D
- Chain Free
- Two Large Bedrooms
- Great Location And School Catchment Area
- Driveway



# Property Details

**Entrance Porch** 6' 2" x 4' 5" ( 1.88m x 1.35m )

**Entrance Hall** 12' x 4' ( 3.66m x 1.22m )

Fitted carpet. Radiator. Under stairs storage. Stairs rising to first floor.

**Lounge/Family Room** 21' 5" x 11' 5" ( 6.53m x 3.48m )

Fitted carpet. Radiators Feature fireplace. Double glazed windows to front and rear.

**Kitchen** 9' x 7' 9" ( 2.74m x 2.36m )

Fitted with wall and base units. Sink drainer. Work surfaces. Space for oven and fridge. Plumbing for washing machine. Fully tiled. Door to rear garden.

**Bedroom One** 17' 3" x 8' 9" ( 5.26m x 2.67m )

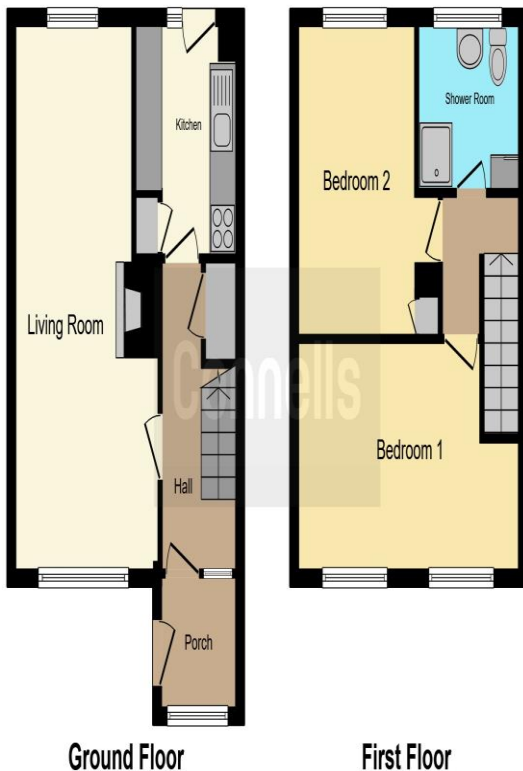
Fitted carpet. Radiator. Double glazed windows to front.

**Bedroom Two** 12' 1" x 10' ( 3.68m x 3.05m )

Fitted carpet. Radiator. Storage cupboard. Double glazed window to rear.

**Shower Room** 7' x 5' 3" ( 2.13m x 1.60m )

Three piece suite comprising: Low level WC. Wash hand basin. Shower cubicle. Radiator. Storage cupboard. Extractor fan. Partly tiled. Obscured double glazed window to rear.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: STA316117 - 0008

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