



Connells

Mercers Row
ST. ALBANS



Property Description

A well-presented 1 bedroom end-of-terrace house which is offered chain free and makes for an excellent first time buy or rental investment. On the ground floor there is a dual aspect reception and a fitted kitchen with wall and base mounted units, plumbing for washing machine, space for fridge freezer, work surface and a pleasant view to front of the house into the open space. On the first floor, is a good sized double bedroom with fitted wardrobes which has an uninterrupted view into the open space, a 3 piece bathroom, an airing cupboard and access to the loft space.

There is a range of shops and amenities close by as well as 2 leading supermarkets. The popular 100 acres of Verulamium Park itself is around 0.5 miles away. Further benefits include under stairs storage, double glazing, allocated parking, chain free and ample guest parking. The garden area runs along the front and side of the house.



Lounge

13' 7" x 8' (4.14m x 2.44m)

Kitchen

7' 2" x 7' 6" (2.18m x 2.29m)

Landing

7' 3" x 2' 8" (2.21m x 0.81m)

Bedroom One

11' 7" x 8' 8" (3.53m x 2.64m)

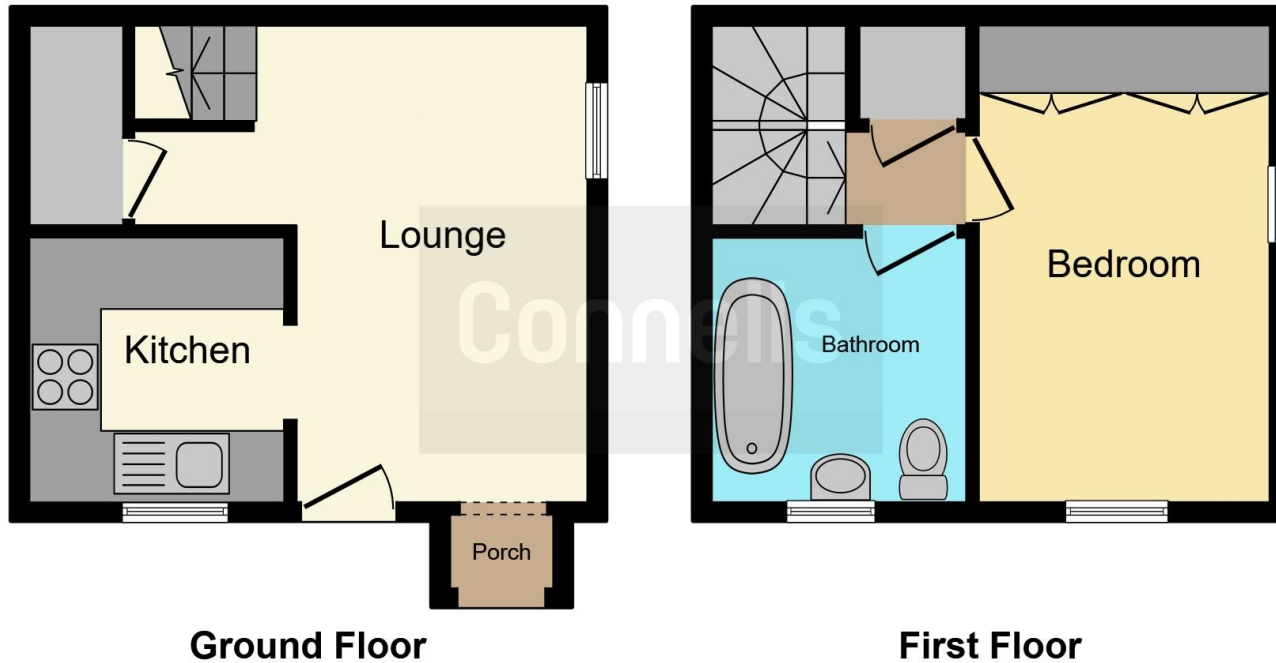
Bathroom

8' 1" x 7' 2" (2.46m x 2.18m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

view this property online connells.co.uk/Property/STA316116

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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