

for sale

£675,000 Freehold



Claudian Place ST. ALBANS AL3 4JF

- Energy Rating: D
- THREE BEDROOMS
- EXTENDED
- OFF STREET PARKING
- GARAGE



Property Details

Entrance Hall 10' 7" x 10' (3.23m x 3.05m)

Staircase to first floor. Doors to all rooms.

Cloakroom/Wc

Lounge 19' 6" x 13' 9" (5.94m x 4.19m)

Electric fireplace

Dining Room 14' 7" x 11' (4.45m x 3.35m)

Patio doors to garden

Kitchen 9' 3" x 9' (2.82m x 2.74m)

Gas hob oven, extractor fan, mixer taps, sink drainer. Side access

Landing

Staircase with half landing. access to loft, airing cupboard, doors to all rooms

Bedroom One 13' 6" x 9' 8" (4.11m x 2.95m)

2x fitted wardrobe

Bedroom Two 9' 11" x 9' 6" (3.02m x 2.90m)

Fitted wardrobes

Bedroom Three 9' 8" x 7' 3" (2.95m x 2.21m)

Fitted cupboard

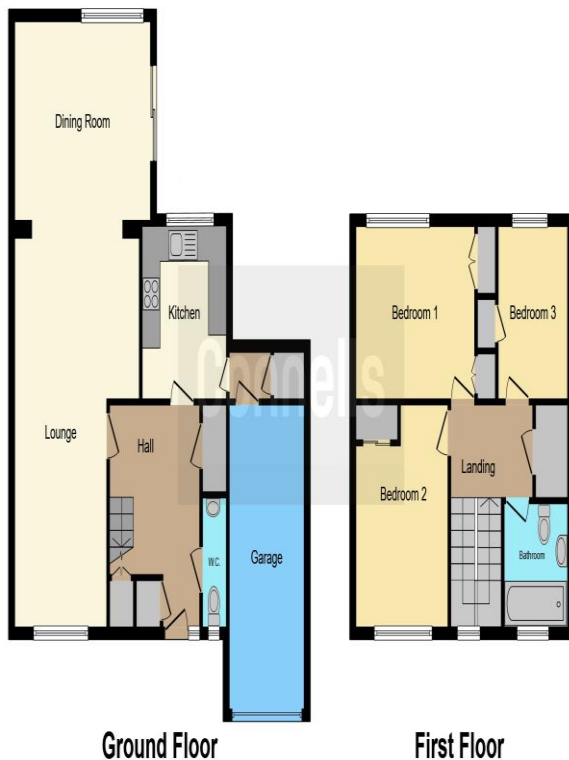
Bathroom 6' 9" x 6' 5" (2.06m x 1.96m)

Shower over bath, WC & wash hand basin. Mirror above basin. Fully tiled

Rear Garden 44' 6" x 9' 2" (13.56m x 2.79m)

Patio, rest laid to lawn side access.

Garage 17' 6" x 8' 3" (5.33m x 2.51m)



To view this property please contact Connells on

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ST. ALBANS AL1 3YH

Tenure: Freehold

EPC Rating: D

Property Ref: STA316199 - 0003

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.localagent.com

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