



Connells

High Street
Sandridge St. Albans



Property Description

This charming two double bedroom character cottage is located in the heart of the quaint village of Sandridge in St Albans and is arranged over three floors comprising of a lounge with an exposed brick fireplace and modern kitchen/breakfast room on the ground floor, a bedroom and bathroom on the first floor and then a further bedroom on the top floor. Externally there is an enclosed low maintenance courtyard rear garden.

Sandridge is a pretty village situated to the north of St. Albans which has several pubs, a village store and the delightful Heartwood Forest. With easy access into St Albans city centre which provides an array of shopping and leisure facilities as well as a mainline railway station to London St Pancras.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The

buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

11' 1" x 11' 1" max (3.38m x 3.38m max)

Double glazed window to the front, exposed brick fire place, coving to the ceiling, radiator and laminate flooring.

Kitchen/Breakfast Room

10' 9" x 9' 9" max (3.28m x 2.97m max)

Window and barn style door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in fridge/freezer and washing machine, electric oven, hob and cooker hood, engineered wood flooring.

Bedroom One

11' x 10' 1" plus built in wardrobe (3.35m x 3.07m plus built in wardrobe)

Window to the front, built in wardrobe, carpet and radiator.

Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath, radiator and tiled flooring.

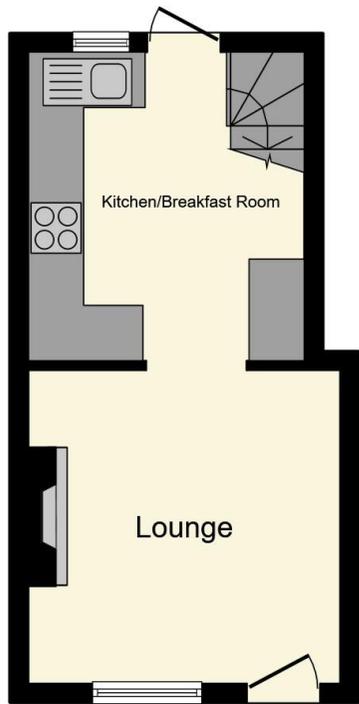
Bedroom Two

10' 1" max x 12' 9" (3.07m max x 3.89m)
Velux windows to the front and rear, built in wardrobes, radiator and wood effect flooring.

Rear Garden

Courtyard style enclosed rear garden with patio, stones and fences to the borders, outside tap, shed with power and light.

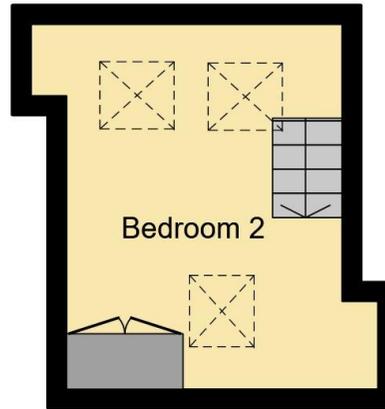




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/MWK305662](https://www.connells.co.uk/Property/MWK305662)



Tenure: Freehold



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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