



**Connells**

Cotlandswick  
London Colney St. Albans





### Property Description

This spacious three bedroom terraced family home comprises of an entrance hall with stairs to the first floor leading to the kitchen then through to a double aspect lounge/diner on the ground floor and then three good sized bedrooms and a shower room on the first floor. Externally there is a garden to the front of the property and an enclosed paved rear garden with access to the rear. The property also benefits from having solar panels.

Cotlandswick is in the village of London Colney which has a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is conveniently located close by to major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

### Entrance Hall

### Kitchen

Window and door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, part tiled walls, gas hob, electric oven and cooker hood, space for washing machine and dishwasher, tiled flooring.

### Lounge/Diner

11' x 21' 11" ( 3.35m x 6.68m )

Window to the front and rear, radiator and carpet.

### Landing

Access to the loft, cupboard housing boiler and carpet.

### Bedroom One

11' x 11' ( 3.35m x 3.35m )

Window to the front, radiator and carpet.

### Bedroom Two

8' 1" x 10' ( 2.46m x 3.05m )

Window to the rear, radiator and

laminated flooring.

### **Bedroom Three**

9' x 7' 11" ( 2.74m x 2.41m )

Window to the front, radiator and laminated flooring.

### **Shower Room**

Window to the rear, wash hand basin, shower, extractor fan, heated towel rail and tiled flooring.

### **Wc**

Window to the rear, wc and tiled flooring.

### **Front Garden**

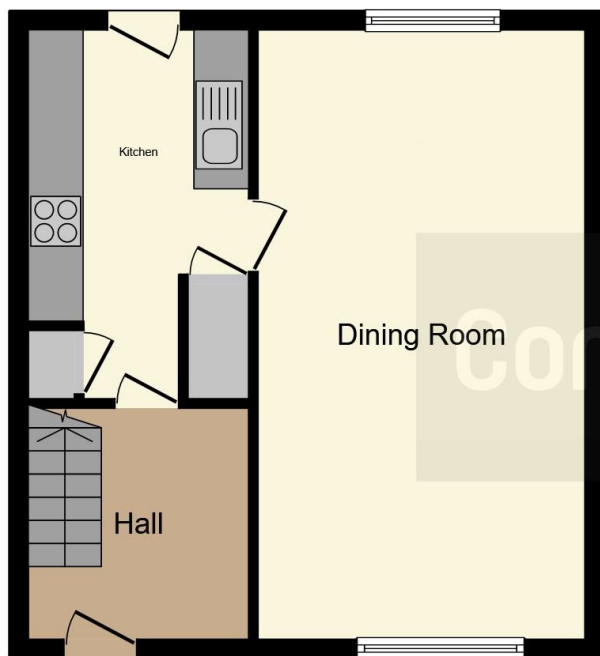
Laid to lawn.

### **Rear Garden**

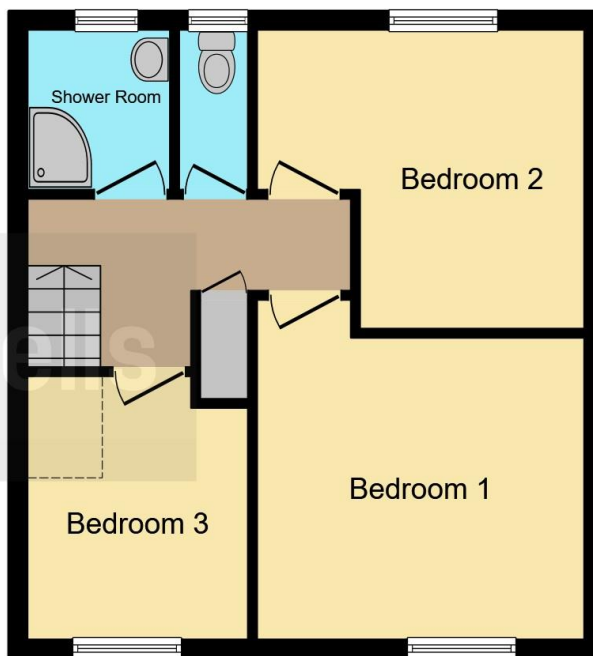
Paved with fences to the borders.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: B**

**view this property online [connells.co.uk/Property/MWK305921](http://connells.co.uk/Property/MWK305921)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MWK305921 - 0003