



**Connells**

Holyrood Crescent  
St. Albans



### Property Description

CHAIN FREE - Located on the highly desirable south side of St Albans, this three-bedroom terraced house presents an excellent renovation and investment opportunity, with clear potential to extend subject to the necessary planning permissions (STPP).

The accommodation comprises a spacious living room and an expansive kitchen diner, offering fantastic scope to reconfigure and modernise to suit contemporary family living. Upstairs, the property features three well-proportioned double bedrooms and a family bathroom.

Externally, the home benefits from off-road parking for two vehicles and a large rear garden, providing ample outdoor space and further development potential. Ideally positioned for access to St Albans city centre, reputable schooling, transport links and local amenities, this property is perfect for buyers looking to add value and create a bespoke home in a prime Hertfordshire location.

Holyrood Crescent is located on the south side of St Albans providing excellent access to the motorway links, local amenities and well regarded local schools. It is also close by to a retail park, Verulamium Park, Westminster Lodge Sports Centre and the Abbey Flyer train station connecting St. Albans and Watford Junction. The main city centre with its wide variety of shops and restaurants is also only a short distance away as is the 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.

## Hall

### Kitchen

22' 5" max x 10' 10" max ( 6.83m max x 3.30m max )



### Lounge

14' 2" max x 10' 10" max ( 4.32m max x 3.30m max )

### Bedroom One

12' 8" max x 12' 5" max ( 3.86m max x 3.78m max )

### Bedroom Two

14' 5" max x 8' 11" max ( 4.39m max x 2.72m max )

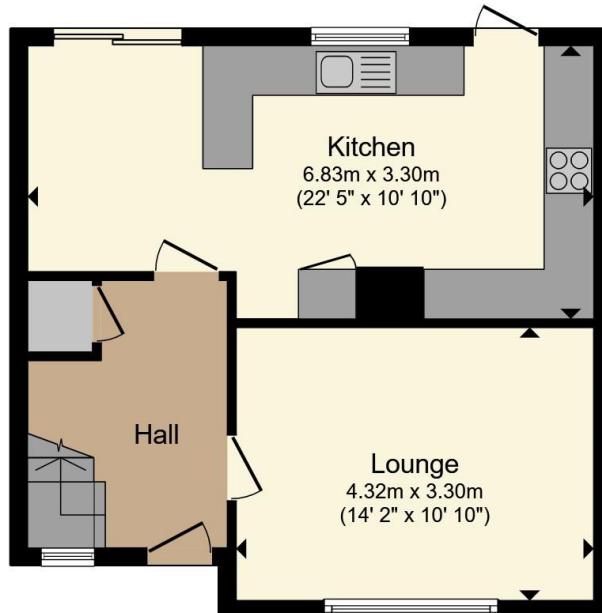
### Bedroom Three

9' 11" max x 9' 4" max ( 3.02m max x 2.84m max )

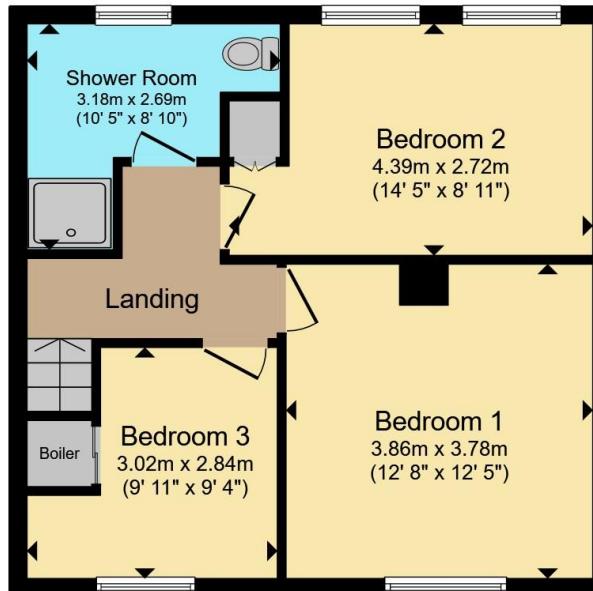
### Shower Room

10' 5" max x 8' 10" max ( 3.17m max x 2.69m max )





**Ground Floor**



**First Floor**

Total floor area 90.0 m<sup>2</sup> (969 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: D

view this property online [connells.co.uk/Property/MWK306204](http://connells.co.uk/Property/MWK306204)



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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