



Connells

Drakes Drive
St. Albans



Property Description

This two bedroom semi detached house comprises of a porch, entrance hall with stairs to the first floor, kitchen with door to the rear garden, double aspect lounge/diner on the ground floor and then three bedrooms, a bathroom and serrate wc on the first floor. Externally there is a front garden with potential for off road parking and a large enclosed rear garden.

Drakes Drive is located in a popular area on the east side of St Albans close by to well-regarded Primary and Secondary schools as well as a variety of local amenities. The property is conveniently located close by to major motorway networks including the M1, M25 and A1 and St Albans City Centre is just 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.

Porch

4' x 5' 1" (1.22m x 1.55m)
Window to the front, laminate flooring.

Entrance Hall

Radiator, laminate flooring.

Kitchen

8' x 7' (2.44m x 2.13m)
Door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, space for oven and washing machine, radiator and laminate flooring.

Lounge/Diner

21' max x 10' max (6.40m max x 3.05m max)
Window to the front and back, gas fire, radiator and carpet.

Landing

Access to the loft which is part boarded, carpet.

Bedroom One

16' 11" max x 8' max (5.16m max x 2.44m max)

Two windows to the front, radiator and carpet.

Bedroom Two

11' 11" max x 10' max (3.63m max x 3.05m max)

Windows to the rear, cupboard, radiator and carpet.

Bathroom

Window to the rear, wash hand basin, bath with hand held shower.

Wc

Window to the rear, wc and laminate flooring.

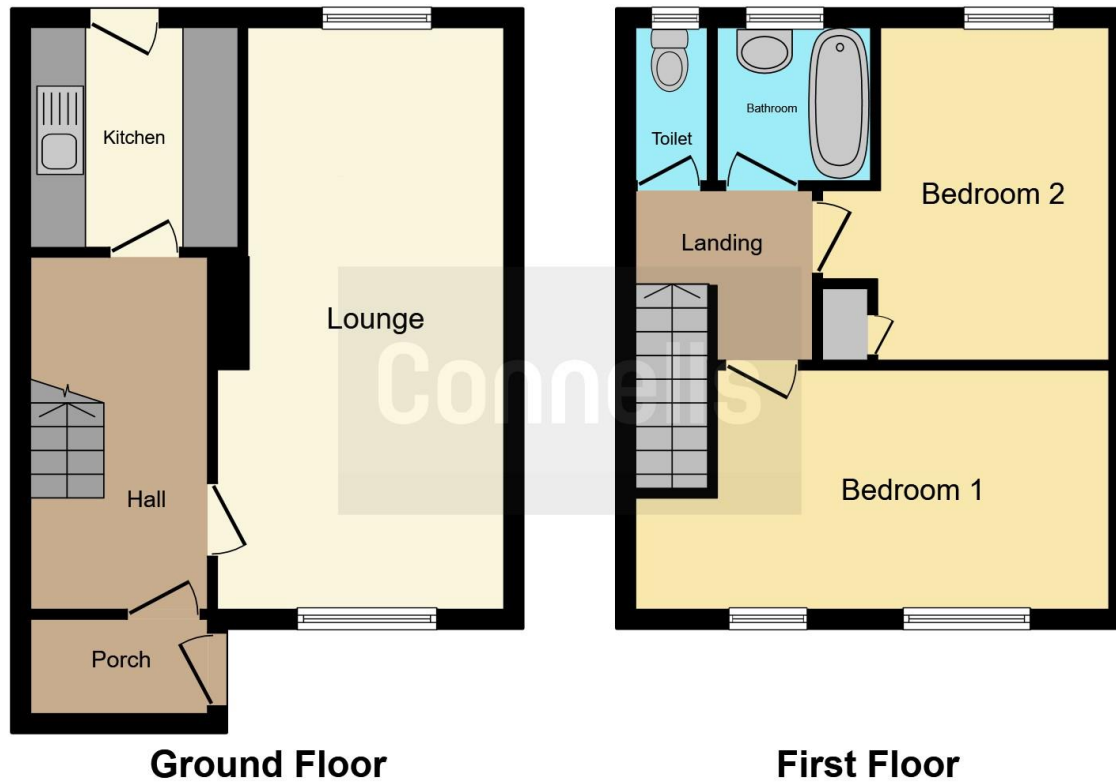
Front Garden

Laid to lawn with path to front door and gated side access to the rear garden, picket fence to the front.

Rear Garden

Laid to lawn with patio area, fences to the borders, brick built shed.





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/MWK305677



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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