



Craiglands
Guide Price £525,000 (subject to contract)

**HERTS
HOMES**

Craiglands, Jersey Farm, St Albans

A very well presented EXTENDED TWO BEDROOM HOUSE located in the highly sought after JERSEY FARM area close to OUTSTANDING SCHOOLS and excellent local facilities, and yet moments from open countryside.

The property has had a large ground floor extension to create a wonderful light filled living/kitchen/ dining space with BI-FOLD doors to the private garden ideal for entertaining.

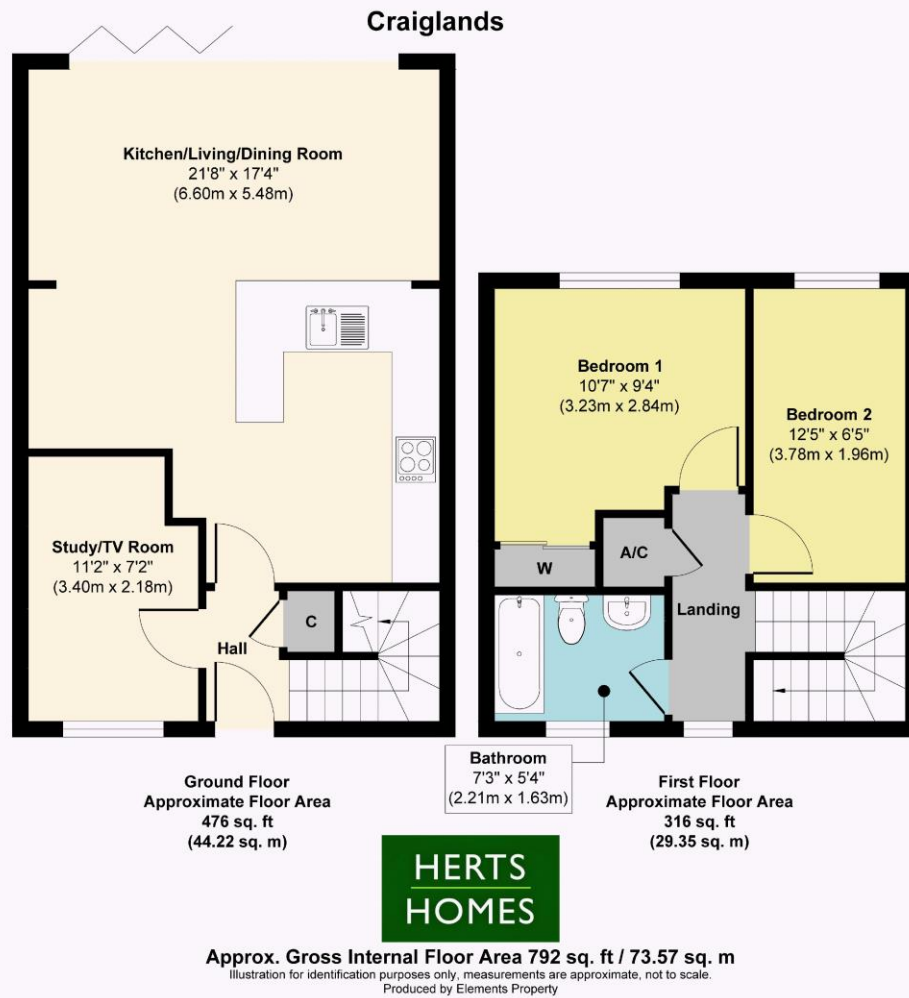
The accommodation comprises: Entrance porch with store, hallway, stunning open plan living space with vaulted ceiling and rooflights, separate snug/study, two good sized bedrooms, bathroom, private low maintenance rear garden and GARAGE in block.

Tenure: FREEHOLD.
EPC rating: 'D'.
Council tax band: 'D'
(St Albans District Council)

Estate Agent Act Section 21 notice: The vendor is a relative of a member of Herts Homes staff







08/04/2024, 10:49

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Contact us](#)

Energy performance certificate (EPC)

16, Clarendon Street, St Albans, AL3 6JQ	Energy rating D	Valid until 18 November 2027
	Certificate number 9528-4903-4269-5863-0964	

Property type: Mid-terrace house

Total floor area: 61 square metres

Rules on letting this property

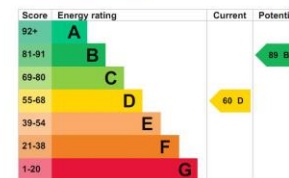
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/government/guidance/energy-efficiency-guidance-for-landlords>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9528-4903-4269-5863-0964>

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Albans

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