



Temperance Street

A Two Bedroom Victorian House in St Albans

Two Bedroom Period Cottage in Cathedral Quarters on a Quiet No Through Road

£625,000

- Two Bedrooms • Bathroom • Living/Dining Room •
- Kitchen • Private Garden • Quiet No Through Road in Heart of Cathedral Quarter • Town Centre Location & Walking Distance to Mainline Station •

A traditional, two bedroom Victorian terrace house with a wealth of period features which combine with modern conveniences. The property is beautifully presented and benefits from a great deal of natural light and boasts traditional features such as feature fireplaces. The accommodation comprises a recently fitted kitchen, family bathroom and living/dining room to the ground floor. There are two double bedrooms on the first floor. There is a private garden to the rear. The house is situated near to the green leafy park locally known as the 'Brickie'. Temperance Street is a popular, centrally located no through residential road within close proximity to desirable local and private schools as well as St Albans Cathedral and Verulamium Park. The city centre with its many and varied amenities is a short stroll away and St Albans Mainline Station is also within walking distance.





Walking Distance of St Albans Mainline Station and City Centre

Ground Floor

The front door leads into the open plan living/dining room with feature fireplaces. The room is light and airy with a window to front aspect and back. Beyond the dining room is the modern kitchen which comprises a range of wall mounted and base units with complementary work tops over. A door leads from the kitchen onto the modern bathroom which has a white suite with bath and shower over, basin, towel warmer and WC.

First Floor

Stairs lead to the first floor. From the landing there are two double bedrooms, one to rear aspect and one to the front of the house.

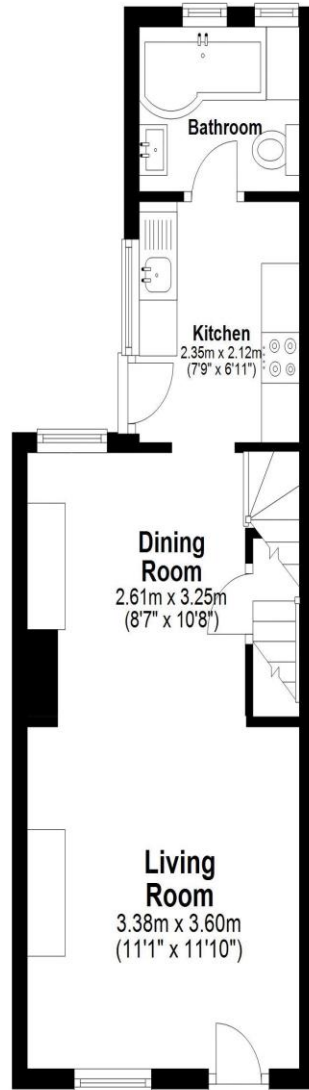
Exterior

A back door opens from the kitchen onto a pretty rear courtyard garden. The private rear garden, with wooden fence borders, is laid mainly to patio and provides an ideal space for outdoor entertaining.



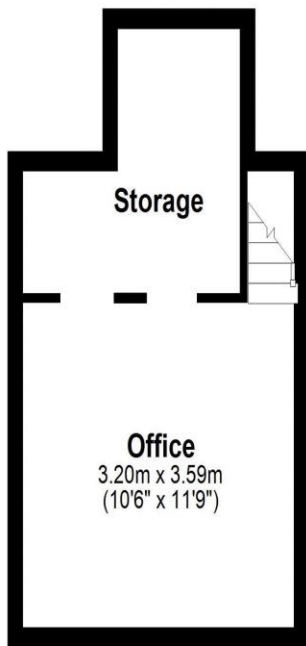
Ground Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



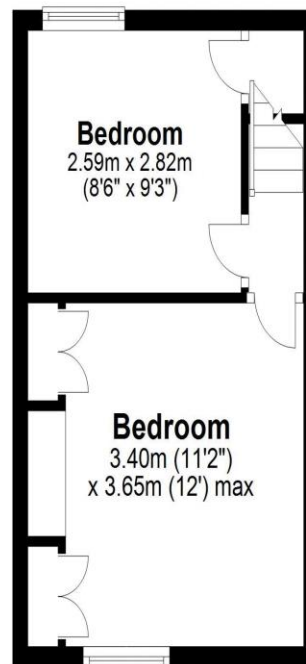
Basement

Approx. 18.4 sq. metres (198.4 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



Total area: approx. 71.5 sq. metres (769.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

www.louisesaunders.co.uk

T: (01727) 833381

E: louise@louisesaunders.co.uk



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