

# Burleigh Road

St Albans, AL1 5DH



REGENCY COURT



# Burleigh Road

St Albans, ALI 5DH

Guide Price £275,000

- Freehold
- Cluster House
- Allocated Parking
- Private Outside Space
- Large Lounge Open with Kitchen
- Double Bedroom with Fitted Wardrobes
- Modern Bathroom Suite
- Great Location
- Chain Free







# Burleigh Road

St Albans, AL1 5DH

Located on the popular Burleigh Road, this freehold cluster house offers an excellent opportunity for first-time buyers. With the added benefits of allocated parking and a private garden, it's a property not to be missed.

The ground floor features a spacious lounge, which flows into a fully fitted kitchen complete with a practical breakfast bar.

On the first floor, a bright and airy landing leads to a modern bathroom suite and a well-proportioned double bedroom with built-in wardrobes for convenient storage.

Available chain free, this home is ready for you to move into. Contact us today to arrange a viewing.

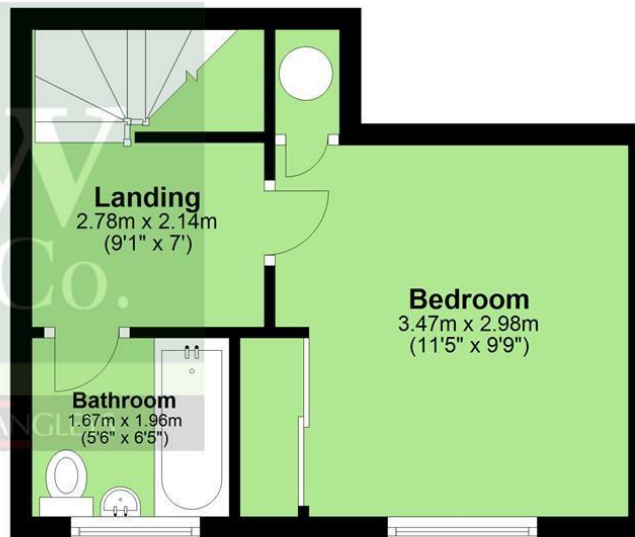


### Ground Floor

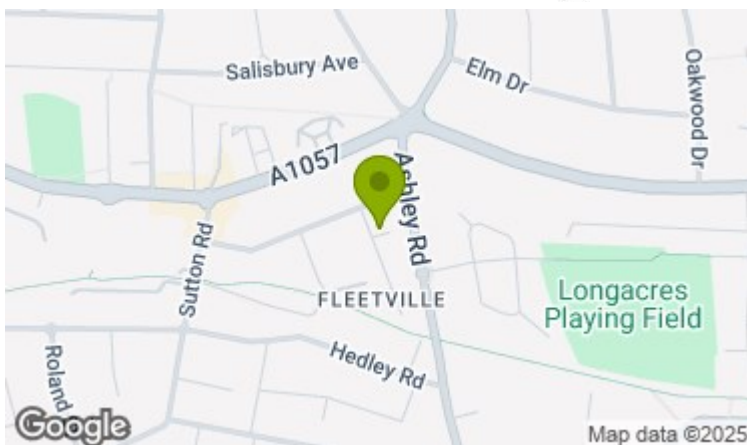
Approx. 22.1 sq. metres (237.7 sq. feet)

### First Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 44.5 sq. metres (478.7 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 45                      | 73        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  | 63                      | 86        |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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