

Burleigh Road

St Albans, AL1 5DH



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Guide Price £265,000

- 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





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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.

** In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies for this service.



Ground Floor

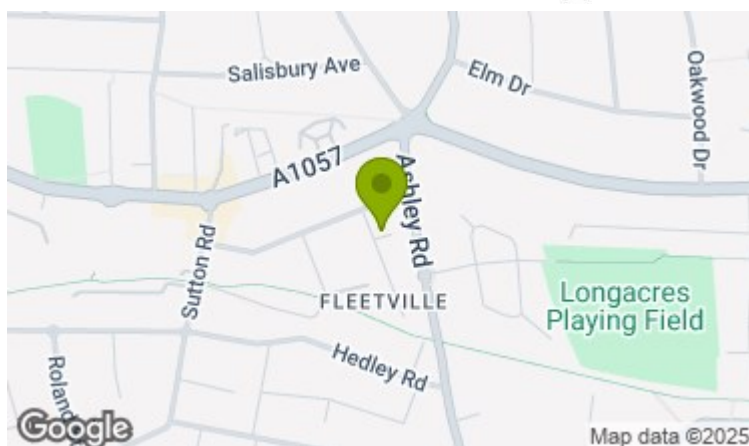
Approx. 22.1 sq. metres (237.7 sq. feet)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	73
England & Wales EU Directive 2002/91/EC		

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

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