

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.



Ground Floor

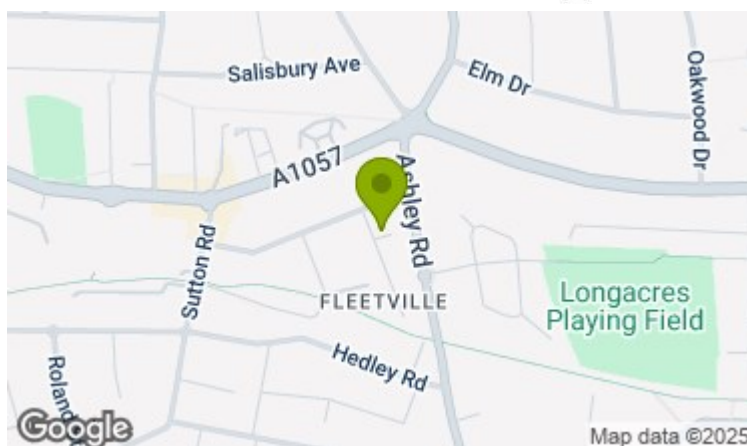
Approx. 22.1 sq. metres (237.7 sq. feet)

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
EU Directive 2002/91/EC		
England & Wales		

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
EU Directive 2002/91/EC		
England & Wales		

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