

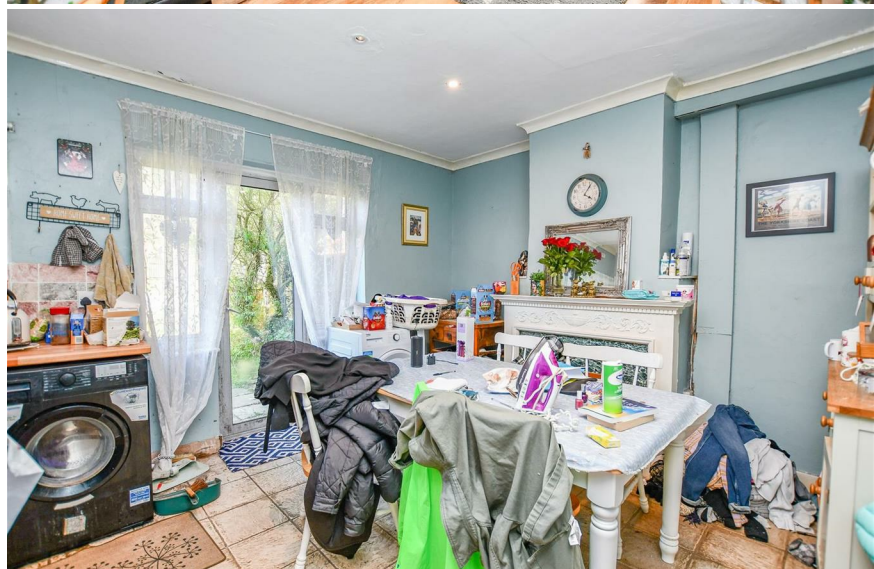


Peters Avenue

London Colney, AL2 1NQ

£450,000

- Freehold
- Three Bedrooms
- Mid-Terrace
- In Need Of Updating
- Off-Street Parking
- Short Walk To Local Amenities
- Potential To Extend
- Gas Fired Central Heating
- Ideal For Investors/First-Time Buyers
- Nearby Great Transportation Links



JW&Co St Albans
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Entrance Hall

Living Room
3.67 x 3.72 (12'0" x 12'2")

Kitchen/Dining Room
3.79 x 5.67 (12'5" x 18'7")

Landing

Bedroom 1
3.68 x 3.47 (12'0" x 11'4")

Bedroom 2
3.41 x 3.79 (11'2" x 12'5")

Bedroom 3
1.90 x 2.09 (6'2" x 6'10")

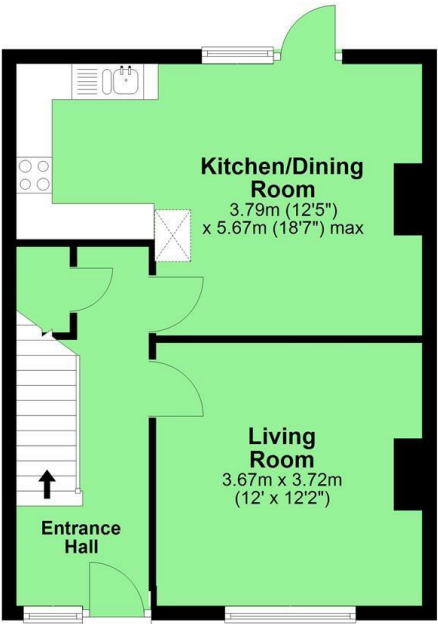
Bathroom
2.36 x 1.79 (7'8" x 5'10")

Council Tax Band
D

EPC

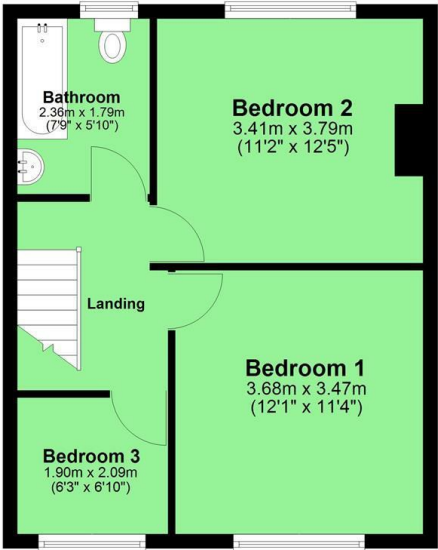
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)

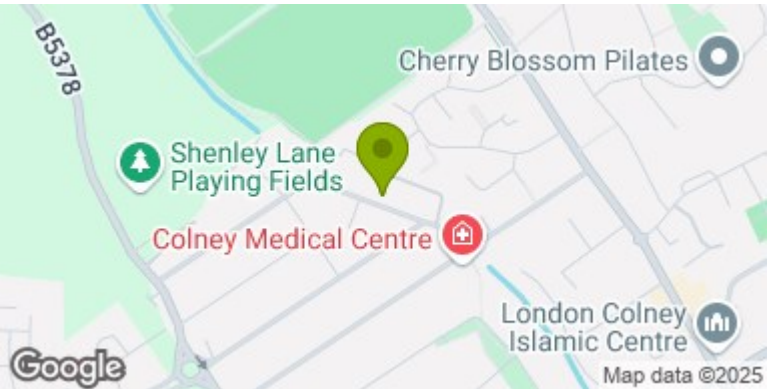


First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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			
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			
England & Wales		EU Directive 2002/91/EC	