

Cell Barnes Lane

St Albans AL1 5QB

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St.Albans, AL1 5QB

Guide Price £450,000

- No Upper Chain
 - Freehold
- Two Double Bedrooms
- Good Condition Throughout
 - uPVC Double Glazing
 - Gas Central Heating
- Ample Off Street Parking
- Close Proximity to Well regarded Schools
 - Extension Potential (STPP)
- 20 Minute Walk to St. Albans Station





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St.Albans, AL1 5QB

A well-presented two-bedroom end of terrace home, recently refreshed and perfectly located on the eastern side of St Albans. Just a 20-minute walk to St Albans City Station, with excellent public transport links nearby and local amenities within easy reach. Samuel Ryder Academy secondary school is only a short stroll away, making this an ideal spot for young families.

The accommodation comprises a bright living room, fitted kitchen with cooker, fridge and washing machine, and a bathroom. Additional features include gas central heating, off-street parking, a generous rear garden, and carpets and curtains throughout.

Offering great potential for extension (STPP), this property will appeal to first-time buyers, young families, and investors looking to expand their portfolio.

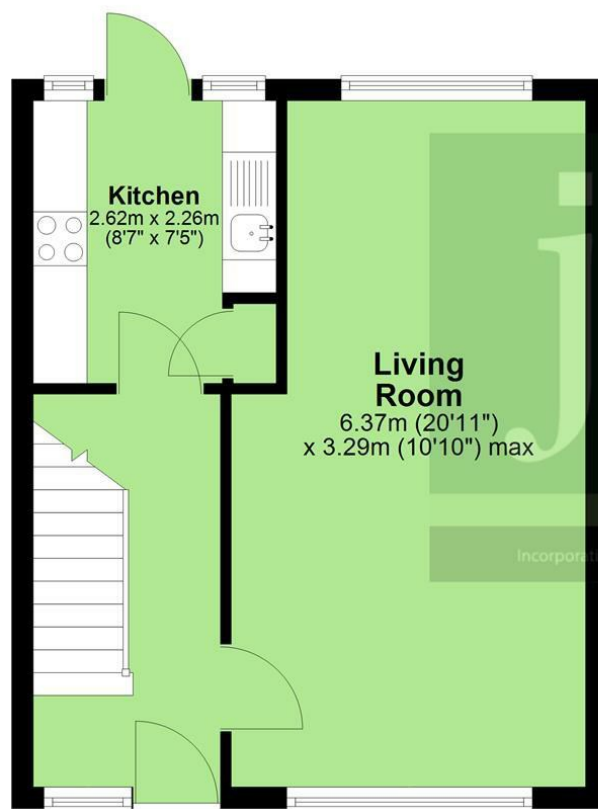




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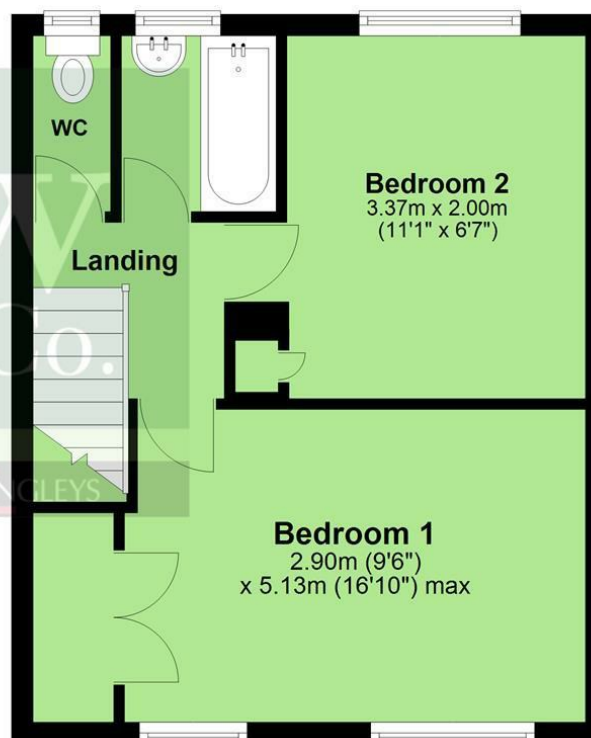
Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Entrance Hall

Living Room
20'10" x 10'9" (6.37 x 3.29)

Kitchen
8'7" x 7'4" (2.62 x 2.26)

Landing

W/C
5'5" x 2'4" (1.66 x 0.72)

Bathroom
5'5" x 4'10" (1.66 x 1.49)

Bedroom 1
9'6" x 16'9" (2.90 x 5.13)

Bedroom 2
11'0" x 6'6" (3.37 x 2.00)

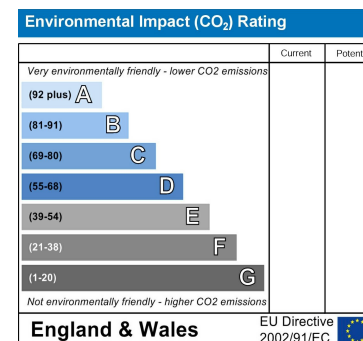
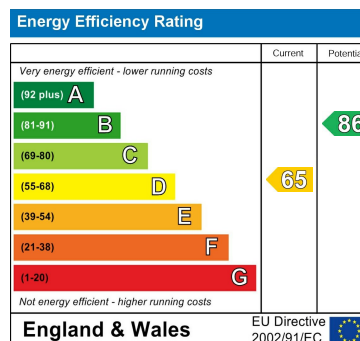
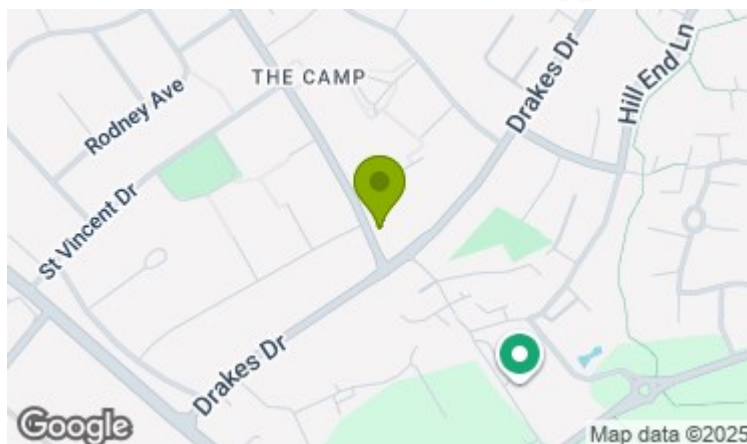
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Freehold

EPC
D

Council Tax Band
D



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