

FOR SALE



2 Bedroom Terrace House, Bernard Street, St Albans
Offers in excess of £450,000


MARTIN&CO

Bernard Street, St Albans

Offers in excess of £450,000

- Great Town Centre Location
- Less than 15 minute walk to City Station
- Private rear garden
- Boarded Loft Space with Velux windows
- Large open plan living area

Martin & Co St Albans are delighted to present this mid Terrace Cottage in a very desirable location in the town centre of St Albans with the City Station being less than 15 minutes walk away.

This property has enormous potential for someone who wants to put their own stamp on a period cottage.

The ground floor consists of a large open plan Living /Dining room featuring a very attractive Victorian fireplace, with a brand new combi boiler to the front of the house. Leading on from the living area is the kitchen, utility room and downstairs WC, this area requires refurbishment as it is currently a blank canvass.

The first floor is accessed via a spiral staircase in the utility room and consists of 1 double bedroom, 1 single bedroom and 1 open office/study area plus a shower room with WC. The first floor could easily be re-configured to make 2 good sized bedrooms.

There is also a good sized boarded loft space with Velux windows, ideal as additional space.



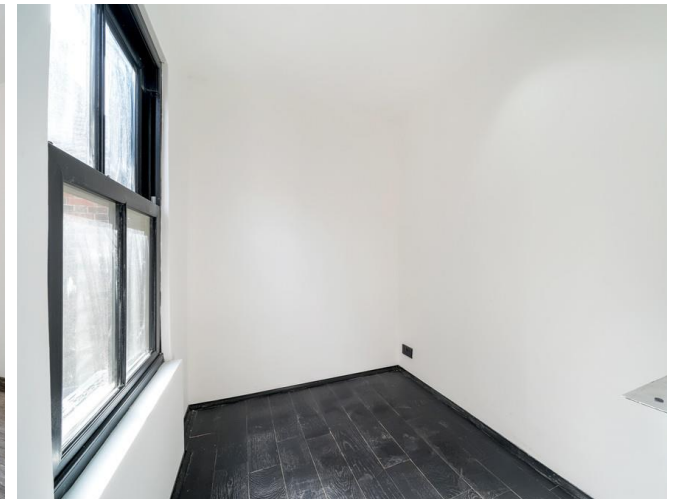
The outside area is accessed via the back door in the kitchen and has a stepped decking area.

The property benefits from replacement composite sash windows and Victorian style column radiators.

Call sole agents Martin & Co St Albans on 01727898236 to book a viewing



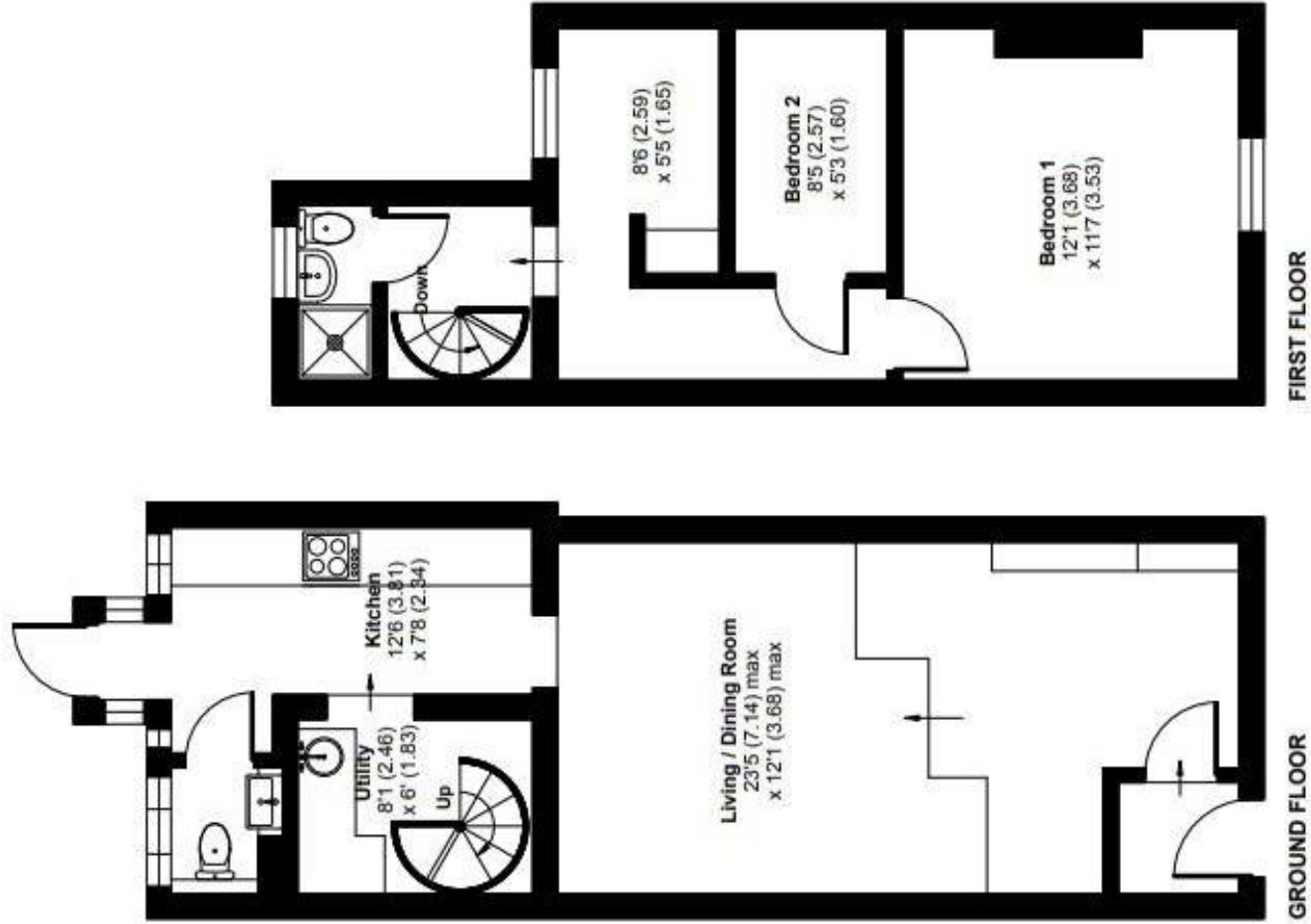
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Bernard Street, St Albans, AL3

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



Certified Property Measurer
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © hocom 2023.
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