



**DRUCE**  
▲ & PARTNERS ▲

40 Fishpool Street  
St. Albans, AL3 4RX  
Guide Price £685,000

## 16 Street Name

Believed to date from the sixteenth century, a 2 bedroom Grade II Listed Character House in Fishpool Street in the heart of the Old Conservation Area within easy reach of City centre amenities, Verulamium Park, St Albans Abbey and St Michael's Village.

The property retains many original features including a wealth of exposed timbers, brick period fireplace, wood floors, bay window to front and benefits from an unusually large approx 140 ft rear garden .

Within easy walk of the mainline station into St Pancras International, close to well regarded schools including Ofsted Outstanding St Michael's Primary School and within easy access to M1, M25 and A1(M)

Accommodation comprises:-panelled entrance hall, living room with exposed timbers, period brick fireplace and deep bay window, inner hall leading to ground floor bathroom, kitchen with fitted cupboards, butler sink, gas boiler and door to garden, landing and 2 bedrooms with high pitched ceiling with exposed timbers. There is a 50ft walled rear garden with terrace and a walled passage to a secondary partly walled, fenced, hedged 70 ft rear garden area

### GROUND FLOOR

#### Entrance Hall

#### Living Room

16'0 x 13'4 (4.88m x 4.06m)

#### Inner Hallway

#### Kitchen

12'3 x 7'7 (3.73m x 2.31m)

#### Bathroom

### FIRST FLOOR

#### Landing

#### Bedroom 1

16'0 x 14'1 (4.88m x 4.29m)

#### Bedroom 2

6'8 x 6'6 (2.03m x 1.98m)

#### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

#### Viewing

Through **Druce & Partners**, Telephone: **01727 855232** Email: **sales@druce-partners.co.uk**

### OUTSIDE

#### Mature 140 ft Partly Walled Rear Garden

#### Zoned Residents Parking Area

#### All Mains Services

#### Council Tax

Band E - £2,818 p.a

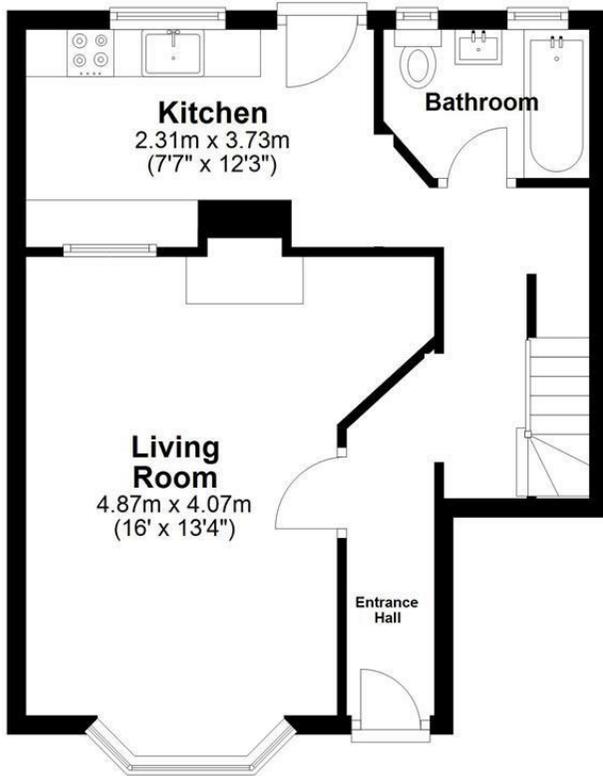
#### EPC

Energy rating - D



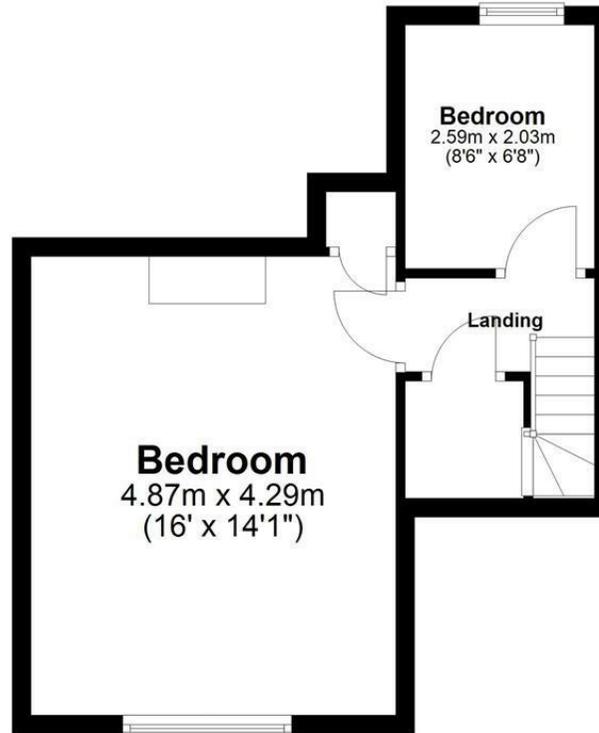
### Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



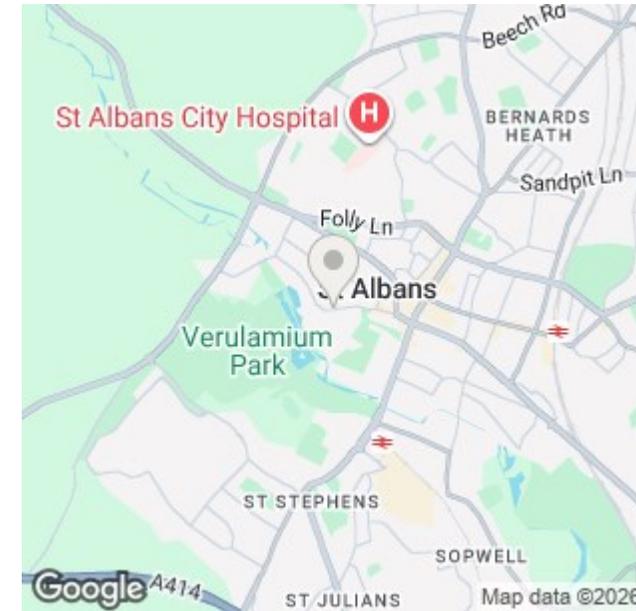
### First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>56</b>			<b>90</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

