



20 Pageant Road, St. Albans, AL1 1NE
Asking Price £725,000

Freehold



OFFERED WITH NO UPPER CHAIN! Situated within easy reach of the city centre, this attractive three-bedroom period home is conveniently located close to a range of shops, cafés, restaurants and transport links, with the mainline station less than a mile away.

The property offers well-proportioned accommodation throughout. An entrance hall leads to an open-plan dual aspect living and dining room, featuring a bay window to the front and a character fireplace. To the rear, the dining area provides direct access to the garden via French doors. The modern kitchen is well-sized and also enjoys views over the garden, with direct access outside.

Upstairs, the property comprises a generous master bedroom with fitted wardrobes, a further double bedroom, and a third bedroom which would also make an ideal study or home office. The accommodation is completed by a family bathroom.

Freehold Tenaure.
Council Tax Band E.

- NO UPPER CHAIN
- THREE BEDROOM TERRACED HOUSE
- RETAINED PERIOD FEATURES
- ON STREET PERMIT PARKING
- CENTRAL ST ALBANS LOCATION
- DUAL ASPECT LIVING AREA
- COURTYARD GARDEN

Entrance Hall

Living / Dining Room

Kitchen

Master Bedroom

Second Bedroom

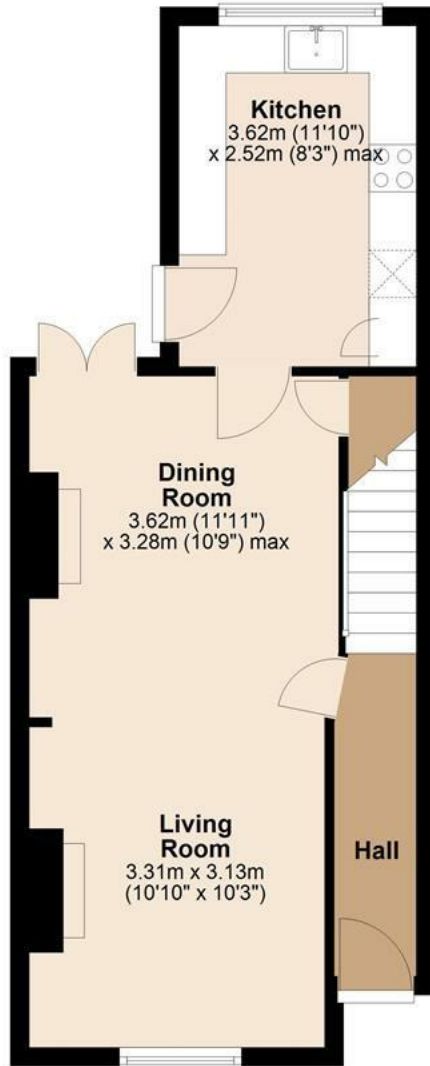
Third Bedroom / Study

Bathroom



Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



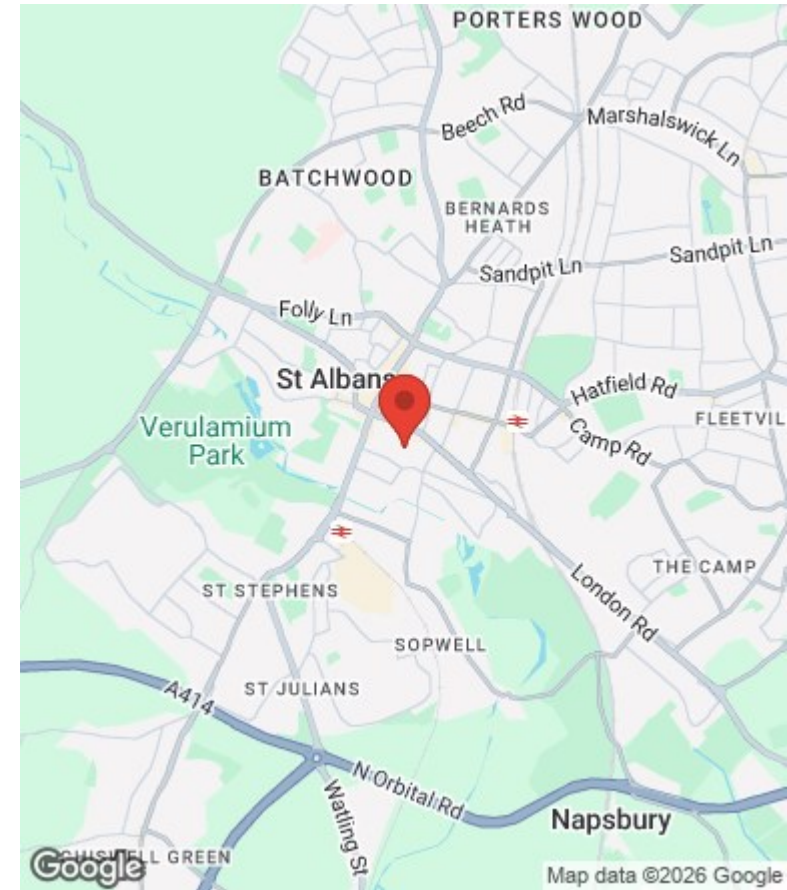
First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



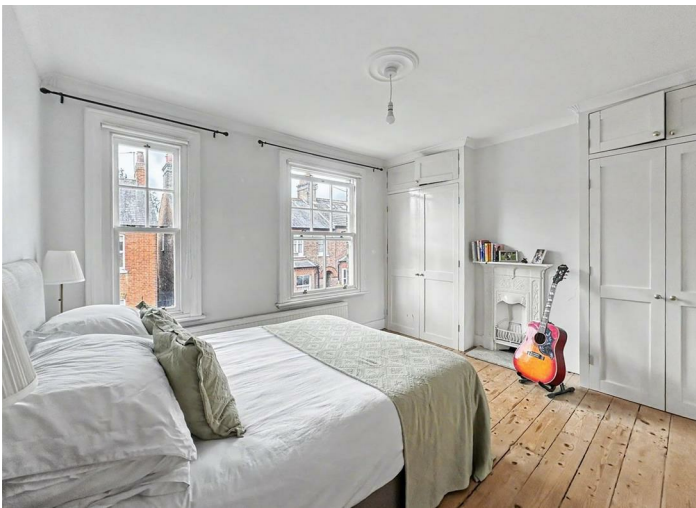
Total area: approx. 76.8 sq. metres (826.3 sq. feet)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com