



6 College Place, St. Albans, AL3 4PU

£575,000 Freehold



6 College Place

St. Albans, AL3 4PU

An attractive two-bedroom Victorian terraced cottage, offered with no onward chain and excellent potential to extend, subject to the necessary planning permissions.

Front door leads into a welcoming lounge with feature fireplace, a generous sash window, feature wooden flooring. Leading into the well proportioned modern kitchen fitted with a range of wall and base units, gas hob and oven and then through to an extended conservatory /dining space with access to a low-maintenance rear garden boasting two patio areas, ideal for entertaining and also a lawned area and also side access to the street.

Upstairs, consists of a principal bedroom, featuring a sash windows, feature fireplace, and wooden flooring, second bedroom overlooking the rear garden and a bright modern shower room comprising of a shower cubicle, WC, basin with storage below.

Wonderfully located on a no through road in the heart of the Conservation Area, this is an opportunity to join a friendly community where occasional neighbourly events take place. Within 5 minutes' walk of the city centre and its wide variety of shops, restaurants and services. The mainline train station into St Pancras International is within 15 minutes' walk.





ACCOMMODATION

Lounge

11'8" x 11'8" (3.56 x 3.56)

Kitchen

8'2" x 11'8" (2.49 x 3.56)

Conservatory/dining room

7'6" x 9'3" (2.29 x 2.82)

FIRST FLOOR

Bedroom

10'11" x 8'11" (3.33 x 2.72)

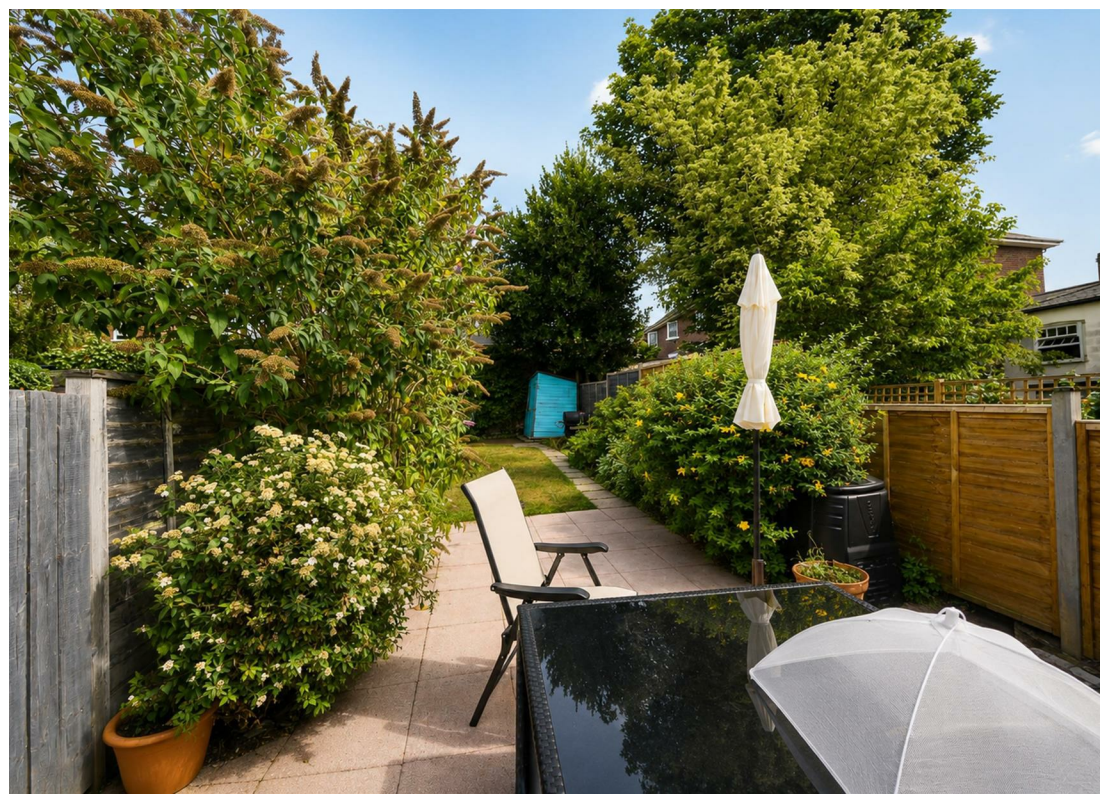
Bedroom

8'11" x 6'0" (2.72 x 1.85)

Bathroom

EXTERNAL

Garden

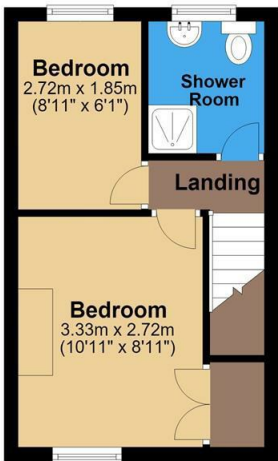


Floor Plan

Ground Floor
Approx. 28.6 sq. metres (307.6 sq. feet)



First Floor
Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 50.8 sq. metres (546.8 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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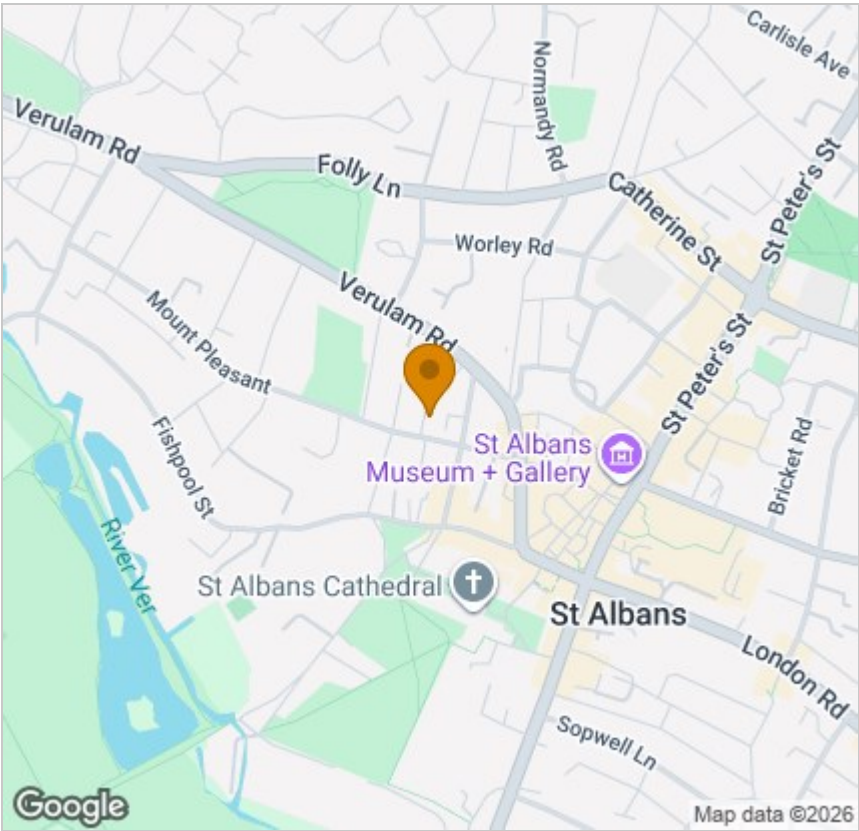
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

