



Martyr Close, St. Albans, AL1 2LL

welcome to

Martyr Close, St. Albans

Located in a quiet cul-de-sac in the sought-after Martyr Close, this well-proportioned three-bedroom mid-terrace home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Offered with no upper chain, it's ideal for first-time buyers, families, or investors alike.



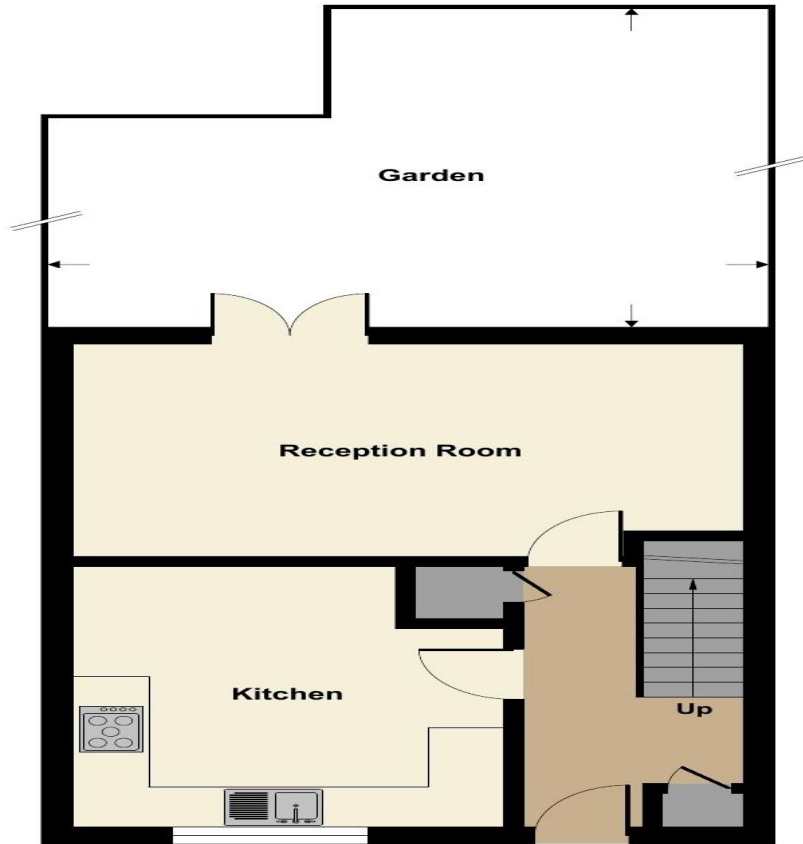
Martyr Close, St. Albans, AL1

Approximate Area = 826 sq ft / 76.7 sq m

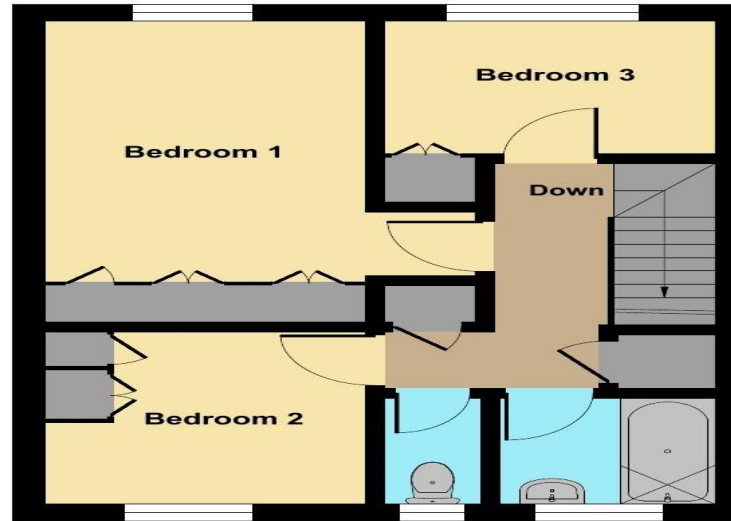
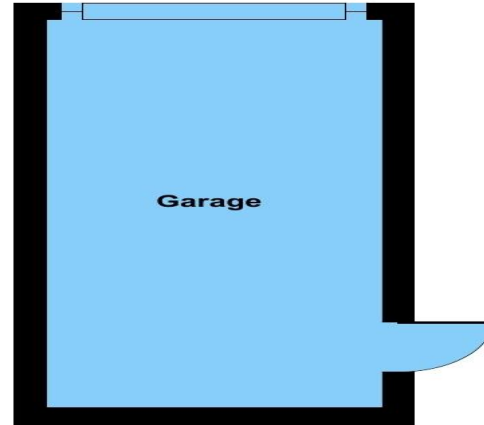
Garage = 166 sq ft / 15.4 sq m

Total = 992 sq ft / 92.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Lounge/Diner

17' 5" max x 10' 4" max (5.31m max x 3.15m max)

Kitchen

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Bedroom 1

14' 9" max x 8' 4" (4.50m max x 2.54m)

Bedroom 2

8' 4" x 8' 5" (2.54m x 2.57m)

Bedroom 3

8' 8" x 6' 6" (2.64m x 1.98m)

Bathroom



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Martyr Close, St. Albans

- Mid-Terrace Property
- 3 Bedrooms
- Garage
- Driveway
- No Upper Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105819



Property Ref:
ALB105819 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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