



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

40 Fishpool Street St Albans

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)

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

Agents Note

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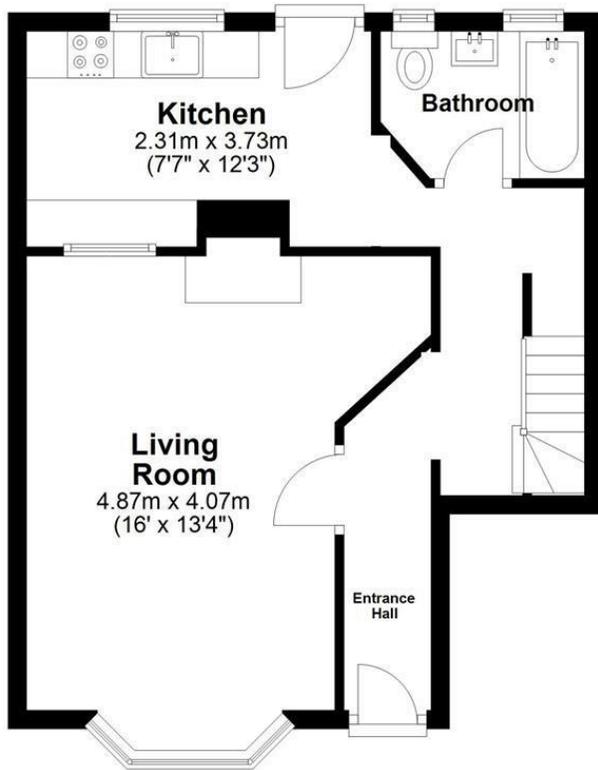
Viewing

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



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	90
	56
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

