



17 Albion Road, St Albans, AL1 5EB

Guide price £525,000 Freehold



17 Albion Road

St Albans, AL1 5EB

An attractive Victorian terrace house offering excellent potential to improve, update and extend to the rear and into the loft (subject to the necessary planning permissions). The property requires internal modernisation and is offered to the market with the benefit of no onward chain.

The accommodation begins with a part-glazed front door opening into an entrance hall, with stairs rising to the first floor and doors to the principal reception rooms. The lounge features a sash-style window to the front, exposed wooden floorboards and a character feature fireplace. The dining room enjoys a sash window overlooking the rear garden, wooden flooring, a further feature fireplace and a door leading through to the kitchen.

The kitchen is fitted with a range of wall and base units with recesses for appliances, a window to the side and a door providing access to the rear garden. A further door leads to the ground floor bathroom, which comprises a bath with shower over, wash hand basin and low-level WC.

To the first floor, the landing benefits from a built-in storage cupboard and loft hatch, with doors leading to the bedrooms. The principal bedroom is positioned to the front of the property and features a window to the front and wooden floorboards. There are two further bedrooms, both overlooking the rear garden and also enjoying wooden flooring.

Externally, the property offers a low-maintenance frontage. The rear garden is a generous and established space with mature plants and shrubs, providing an attractive outdoor area. Pedestrian access leads from the rear garden back to the front of the house.

Albion Road is superbly located within a short walk of the main line train station, City centre, highly favoured local junior school and senior schools and the green open spaces of Clarence Park.





ACCOMODATION

Entrance Hall

Lounge

11'2" x 9'8" (3.41 x 2.95)

Dining Room

11'10" x 12'8" (3.61m x 3.88m)

Kitchen

13'5" x 7'1" (4.10m x 2.17m)

Bathroom

FIRST FLOOR

Bedroom 1

10'9" x 12'9" (3.30m x 3.91m)

Bedroom 2

12'2" x 7'5" (3.73 x 2.28m)

Bedroom 3

8'4" x 7'1" (2.55m x 2.17m)

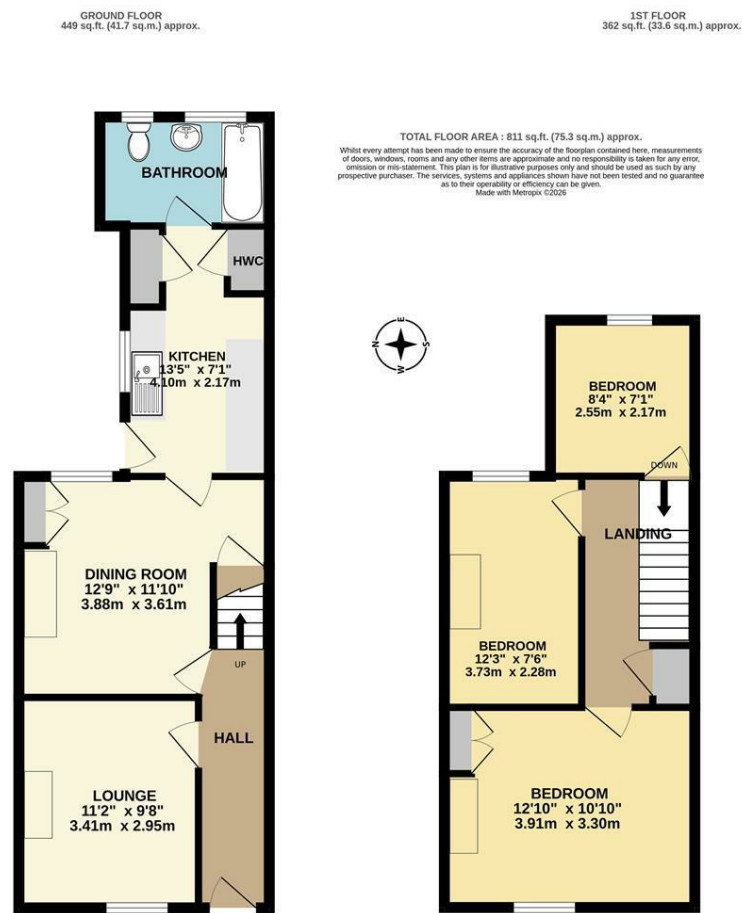
OUTSIDE

Frontage

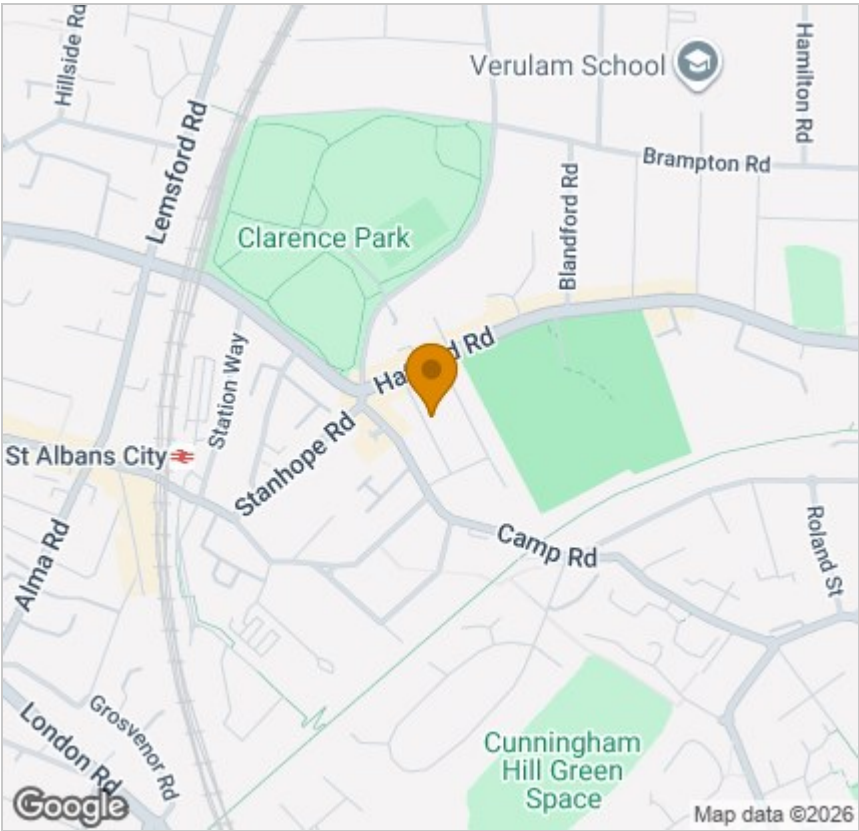
Rear Garden



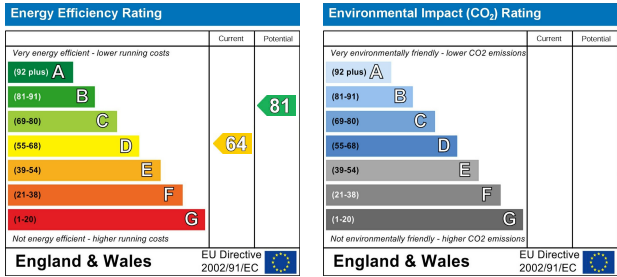
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.