



73 Fishpool Street, St. Albans, AL3 4RU
Offers In Excess Of £600,000



Tucked away on one of St Albans' most desirable and picturesque streets, this charming two-bedroom period terraced home is full of character and original features.

The ground floor offers a welcoming living room, a separate dining area, and kitchen leading out to a private, south-facing rear garden. Upstairs, you'll find two double bedrooms along with a family bathroom.

The property is ideally located just a short walk from the open green spaces and scenic lakes of Verulamium Park.

Set on Fishpool Street in the heart of the historic St Michael's village, this home enjoys a prime location just moments from St Albans Cathedral. It's also within easy walking distance of the city centre's array of amenities and the mainline station, offering direct links into central London.

Freehold Tenure.
Council Tax Band E.

- NO UPPER CHAIN
- SOUTHWEST FACING REAR GARDEN
- EASY WALK TO TOWN CENTRE AND MAINLINE STATION
- TWO BEDROOM TERRACED HOUSE
- SOUGHT AFTER CONSERVATION AREA LOCATION
- WELL PLACED FOR POPULAR SCHOOLING

Living Room

Dining Room

Kitchen

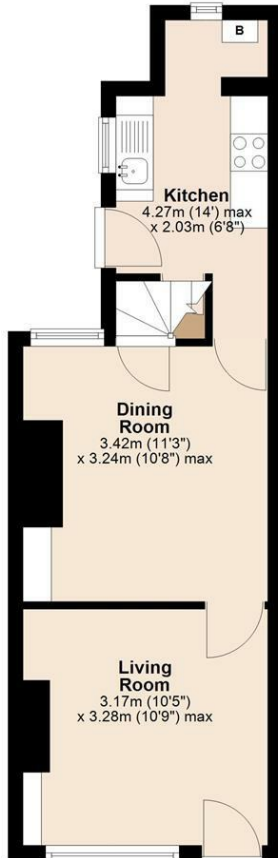
Master Bedroom

Second Bedroom

Bathroom



Ground Floor
Approx. 30.0 sq. metres (323.4 sq. feet)

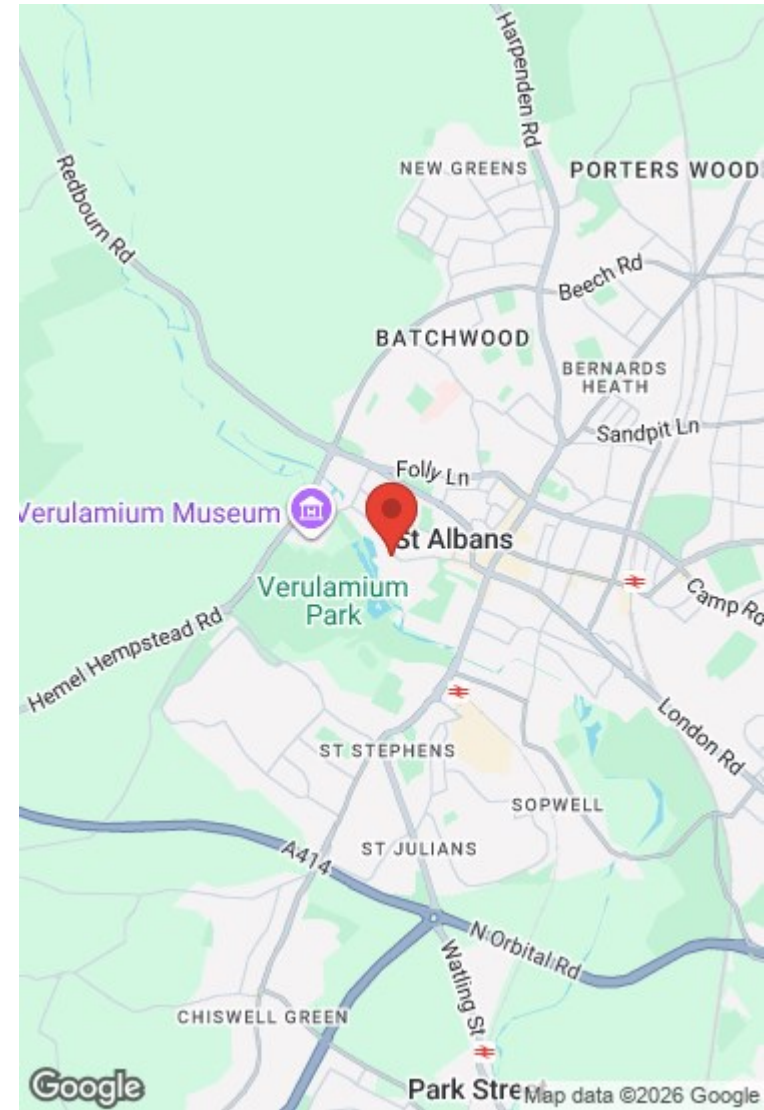


First Floor
Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
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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		
		53
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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