



20 Pageant Road, St. Albans, AL1 1NE
Asking Price £700,000

Freehold



OFFERED WITH NO UPPER CHAIN! Situated within easy reach of the city centre, this attractive three-bedroom period home is conveniently located close to a range of shops, cafés, restaurants and transport links, with the mainline station less than a mile away.

The property offers well-proportioned accommodation throughout. An entrance hall leads to an open-plan dual aspect living and dining room, featuring a bay window to the front and a character fireplace. To the rear, the dining area provides direct access to the garden via French doors. The modern kitchen is well-sized and also enjoys views over the garden, with direct access outside.

Upstairs, the property comprises a generous master bedroom with fitted wardrobes, a further double bedroom, and a third bedroom which would also make an ideal study or home office. The accommodation is completed by a family bathroom.

Freehold Tenaure.
Council Tax Band E.

- NO UPPER CHAIN
- THREE BEDROOM TERRACED HOUSE
- RETAINED PERIOD FEATURES
- ON STREET PERMIT PARKING
- CENTRAL ST ALBANS LOCATION
- DUAL ASPECT LIVING AREA
- COURTYARD GARDEN

Entrance Hall

Living / Dining Room

Kitchen

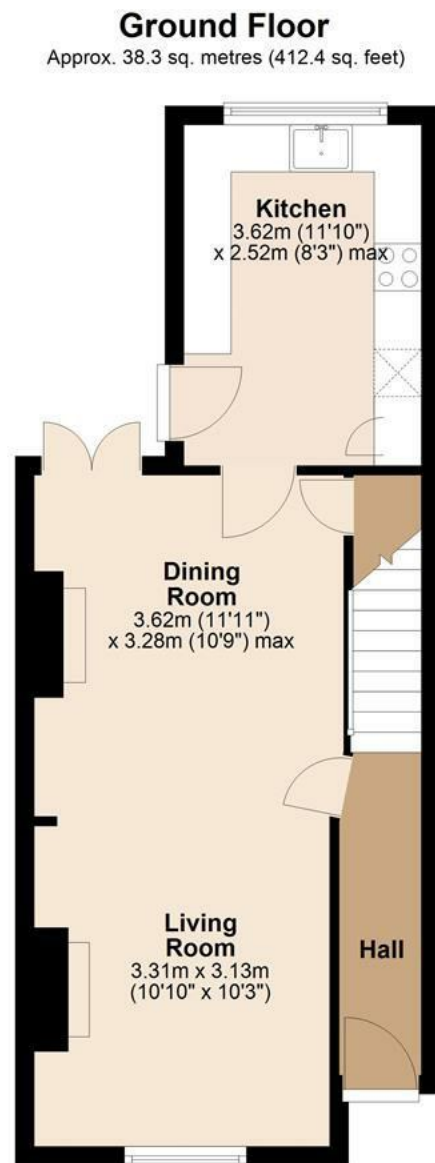
Master Bedroom

Second Bedroom

Third Bedroom / Study

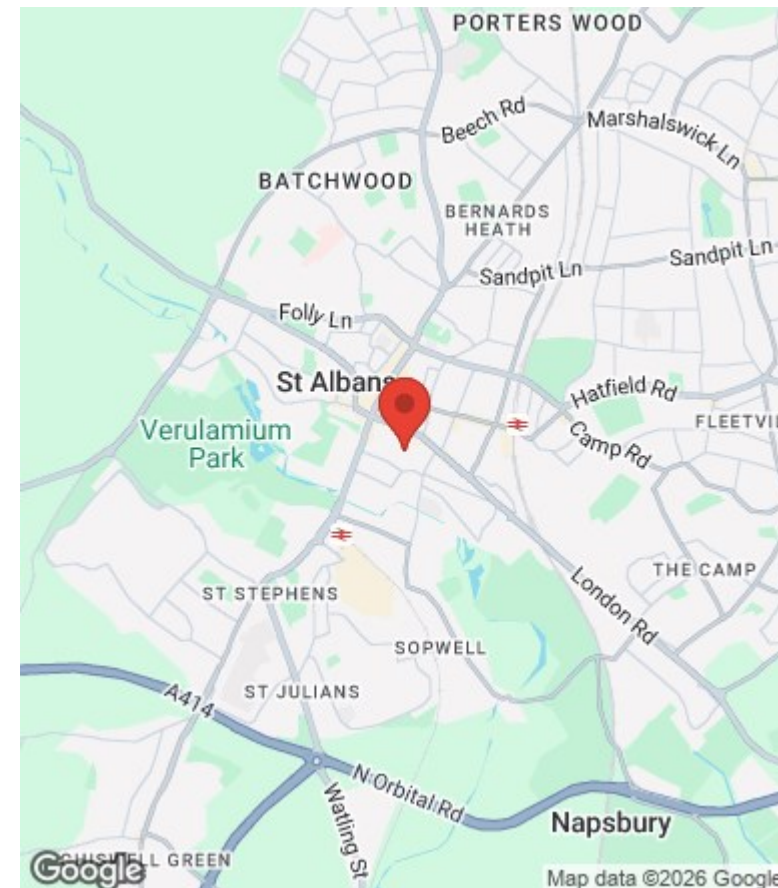
Bathroom





Total area: approx. 76.8 sq. metres (826.3 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp. □



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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