



Bedford Road, St Albans, AL1 3BQ

Price £525,000



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Located in a popular part of the city's conservation area is this impressive two bedroom character cottage.

The property enjoys social living space with a dining room to the front that leads into an open plan living room with steps leading up to the kitchen.

The property has been attractively decorated throughout and boasts a first floor bathroom and a courtyard style garden to rear.

The property also enjoys underfloor heating in the kitchen and bathroom and shutters to both bedrooms, front and dining room.

Bedford Road is conveniently located within walking distance of both the mainline railway station and the main city centre with its wide variety of shopping and leisure facilities.



ACCOMMODATION

Entrance

Front door leading into:

Dining Room 11'8 x 11'0 (3.56m x 3.35m)

Door to front, double glazed window to front with shutters, wooden floor, brushed aluminium light switch with recessed spotlights, fireplace.

Living Room 11'7 x 10'11 (3.53m x 3.33m)

Stairs rising to first floor, wooden floor, single radiator, brushed aluminium dimmer switch, Nest thermostat controlled central heating, built in storage shelf under stairs, steps leading up to:

Kitchen 10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to rear, double glazed door to rear, a range of wall and base mounted units with work surfaces over, inset one and a half bowl single drainer sink unit with mixer tap, built in oven, microwave and five ring gas hob with cooker hood over, integrated dishwasher and washing machine, fridge freezer, wine fridge, brushed aluminium light switch and sockets, wooden floor with under floor heating, recessed spotlights.

FIRST FLOOR

Landing

Brushed aluminium switches, wooden panelled doors, drop down ladder for access to loft space,

Loft Space

With power and light, space currently used for storage.

Bedroom One 11'0 x 10'6 (3.35m x 3.20m)

Double glazed window to front with shutters, single radiator under, brushed aluminium light switch and sockets, built in wardrobe.



Bedroom Two 8'11 x 6'10 (2.72m x 2.08m)

Double glazed window to rear with shutters, brushed aluminium light switch and sockets, built in wardrobes, single radiator.

Bathroom

An attractive white suite comprising of low level wc, wash handbasin with mixer tap and heated mirror over, panelled bath with mixer tap and shower attachment, tiled floor with underfloor heating, tiled walls, shaver socket, recessed spotlights, built in storage.

EXTERIOR

Rear Garden

A courtyard style garden to rear.

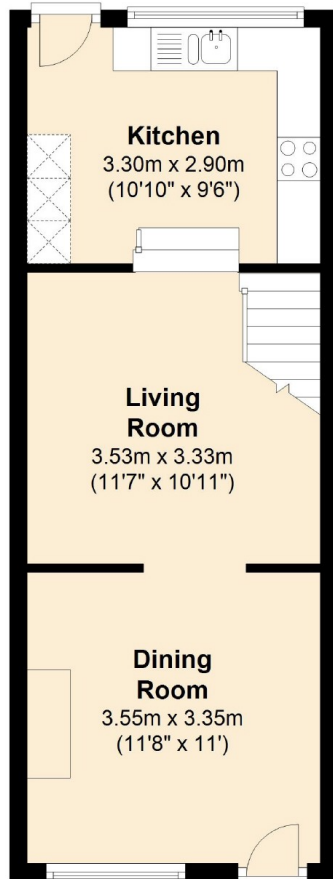
Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

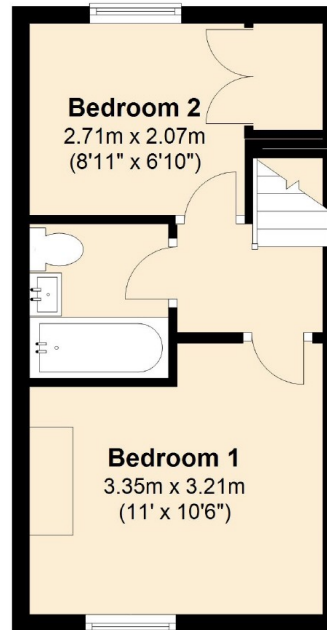
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Approx. 33.25 sq. metres (357.88 sq. feet)



Approx. 23 sq. metres (247.9 sq. feet)



Total Area Approx. 56.25 sq. metres (605.78 sq. feet)

Energy Performance Certificate

20, Bedford Road, ST ALBANS, AL1 3BQ

Dwelling type: Mid-terrace house

Date of assessment: 25 July 2014

Date of certificate: 26 July 2014

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number: 8494-6023-4110-1975-8926

Type of assessment: RuSAP existing dwelling

Total floor area: 56 m²

Estimated energy costs of dwelling for 5 years:

£ 6,431

Over 3 years you could save

£ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 236 over 3 years	£ 128 over 3 years	<div> You could save £ 624 over 3 years </div>
Heating	£ 232, 130 over 3 years	£ 1,829 over 3 years	
Hot Water	£ 625 over 3 years	£ 255 over 3 years	
Total	£ 2,551 over 3 years	£ 2,607	

These figures show how much the average household would typically spend on this property for heating, lighting and hot water. The estimates energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient (low heating costs)

Current	Potential
Heating (H)	A
Lighting (L)	B
Hot Water (HW)	C
Heating (H)	D
Lighting (L)	E
Hot Water (HW)	F
Heating (H)	G

Not energy efficient (higher heating costs)

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 367	
2 Floor insulation	£400 - £2,000	£ 66	
3 Low energy lighting for all fixed lights	CBS	£ 168	

See page 3 for a full list of recommended measures for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energyefficiency or call 0300 123 1234 (standard national rate). The Green Deal logo you see to the right of the measure name is a standard and checked for all buildings.

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