



Bell View, St Albans, AL4 0SQ

Price £415,000



Bell View, St Albans, AL4 0SQ

Offered for sale with NO UPPER CHAIN is this two double bedroom terraced property forming part of a residential cul-de-sac.

On the ground floor the property enjoys an entrance hall, cloakroom, kitchen and separate living room with double doors opening onto the rear garden. On the first floor there are two double bedrooms, both with en-suites.

To the front of the property there is one allocated parking space and to the rear there is a further parking space and a pleasant garden.

Bell View is located on the east side of St Albans and is an established residential location. There are a number of day to day amenities located close by on Hatfield Road. The St Albans mainline station and the city centre are only a short drive away.

For purchasers that have children, both Oakwood Primary and Beaumont Secondary Schools are within walking distance.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Storage cupboard, doors to:

Cloakroom

Wash handbasin, low level wc, extractor, radiator.

Kitchen 9'9 x 6'2 (2.97m x 1.88m)

Window to front, range of base and wall units, work surface over, inset sink with mixer tap, inset gas hob, oven under, light and filter unit over, space and plumbing for washing machine, space for low level fridge, tiled splash back.

Living Room 17'2 x 12'4 (5.23m x 3.76m)

Double doors opening onto the garden, feature fireplace with electric fire, staircase to first floor, two radiators.

FIRST FLOOR

Landing

Access to loft, doors to:

Bedroom One 12'4 x 11'10 (3.76m x 3.61m)

Window to rear, built in airing cupboard, door to:

En-Suite Shower Room

Radiator, shower cubicle, washbasin, wc, extractor, partly tiled walls, radiator.

Bedroom Two 12'4 x 8'3 (3.76m x 2.51m)

Window to front, radiator, door to:



En-Suite Bathroom

Bath with mixer tap and hand held shower attachment, washbasin, wc, extractor, partly tiled walls, radiator.

EXTERIOR

Front

Small frontage with external storage cupboard and outside tap.

Parking

The property benefits from two allocated parking spaces, one directly to the front of the property and one to the rear.

Rear Garden

Mainly laid to lawn, patio area, gated rear access.

Viewing Information

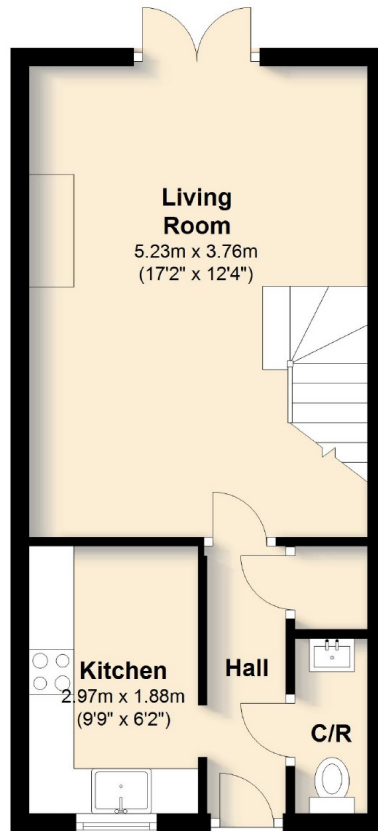
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

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.

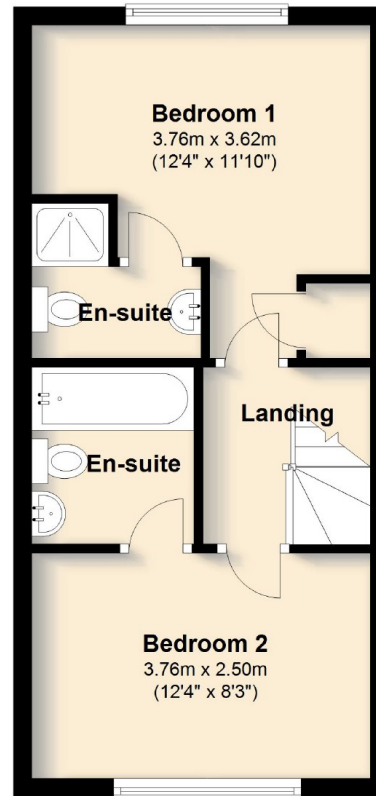
Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



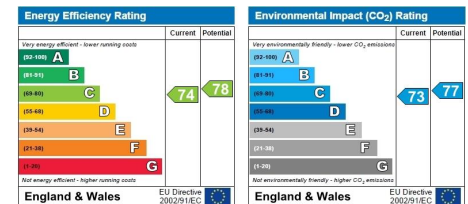
First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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