



Fishpool Street, St Albans, AL3 4RU

Price £575,000



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Enjoy living within the heart of the Abbey conservation area in this delightful two bedroom character residence.

This property benefits from a good size open plan living / dining room, steps leading down to a kitchen that boasts double doors opening out onto a pleasant garden to rear, whilst upstairs there are two good size bedrooms and a bathroom.

Fishpool Street is a picturesque location in the charming St Micheal's village area of the city, a stones throw from St Albans cathedral and enjoying Verulamium Park and lakes.

The city centre with its thriving market and wide selection of shops is short stroll away and the mainline station with regular trains into central London is also within walking distance.



ACCOMMODATION

Living / Dining Room 22'10 x 10'3 (6.96m x 3.12m)

Panelled door to front, multi paned windows to front, wooden floor, fireplace, radiator, stairs rising to first floor, multi paned window to rear.

Kitchen

Multi paned window to side, multi paned double doors to rear, a range of handmade built wooden wall and base mounted units with wooden work surfaces over, inset Butler style sink unit with mixer tap, space for Range style cooker, integrated fridge freezer, dishwasher, plumbing for washing machine.

FIRST FLOOR

Landing

Double glazed velux style window, wooden panelled doors, storage cupboard.

Bedroom One 11'6 x 10'3 (3.51m x 3.12m)

Multi paned window to front, radiator, wooden floor.

Bedroom Two 15'10 x 6'6 (4.83m x 1.98m)

Double glazed sash style window to rear, radiator, wooden floor, double glazed velux style window to side.



Bathroom

Multi paned window to rear, a delightful white suite that comprises of a claw foot and roll top bath, high level wc, wash handbasin, heated towel rail, wooden floor, partly tiled walls, recess spotlights.

EXTERIOR

Rear Garden

Two gravel areas, astroterf lawn area, outhouse.

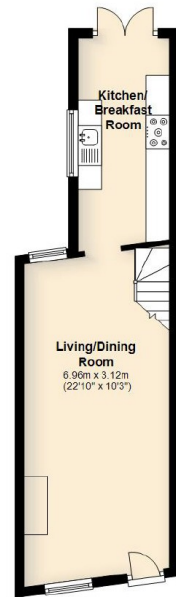
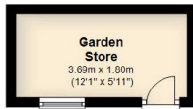
Viewing Information

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

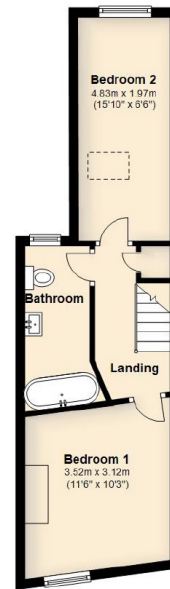
Environmental Impact Rating

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.

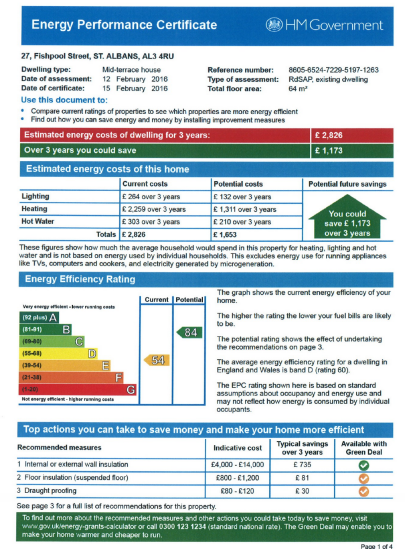
Ground Floor Approx. 30.5 sq. metres (328.8 sq. feet)



First Floor Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 62.1 sq. metres (667.9 sq. feet)
Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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