



26 Spicer Street, St Albans, AL3 4PQ
Price £650,000



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An opportunity to acquire a rarely available Georgian style terraced house in the heart of the Abbey conservation area. The two/three bedroom property has been maintained to a high standard by the current owners and provides accommodation arranged over three floors.

Built in 1840, it enjoys a wealth of period charm to include sash windows, stripped floorboards, open fireplace and exposed beams. The rear of the building has recently been re-roofed. The property benefits from a useful study which can also be used as a third bedroom. Externally, there is a delightful rear courtyard garden.

Spicer Street is a picturesque and desirable location, a short stroll to St Albans Cathedral and adjoining lakes and parkland. The vibrant city centre with a variety of coffee shops, restaurants, leisure facilities and the mainline train station are within walking distance.



ACCOMMODATION

Entrance

Steps up to front door opening into:

Living Room 20'6 x 12'4 (6.25m x 3.76m)

Dual aspect room with sash window to front and rear, two radiators, exposed brick chimney breast, open fireplace (currently fitted with coal-effect gas fire), stripped and polished floorboards, carpeted in the dining area, stairs to lower ground floor and staircase to first floor, doorway to:

Kitchen 8'5 x 6'1 (2.57m x 1.85m)

Handmade bespoke kitchen with a range of wall, base and drawer units, tiled work surface, four ring gas hob, oven under, light and filter unit, sink with mixer tap, window to rear, quarry tiled floor, door to:

Conservatory 6'8 x 5'5 (2.03m x 1.65m)

A useful side addition which is currently used as a utility room, glass vaulted roof, radiator, terracotta tiled floor, door to garden, space and plumbing for washing machine, space for tall standing fridge freezer, wall lights.

Study / Bedroom Three 9'4 x 11'7 (2.84m x 3.53m)

Positioned on the lower ground floor and enjoying an approximate head height of 6'2, window to front, wall light points, radiator, feature alcove with exposed brick, built-in storage.



FIRST FLOOR

Landing

Access to insulated loft with ladder, doors to:

Bedroom One 10'3 x 12'4 (3.12m x 3.76m)

Double bedroom, feature brick chimney breast, stripped and painted floorboards, fitted wardrobes, radiator, sash window to front.

Bedroom Two 9'11 x 6'8 (3.02m x 2.03m)

Stripped floorboards, radiator, fitted wardrobe and cupboard, sash window to rear.

Bathroom 8'5 x 6'1 (2.57m x 1.85m)

Cast iron bath, shower over, extractor fan, wc with concealed cistern, washbasin, storage shelves, mirror, airing cupboard housing the boiler, glazed wall and floor tiles, radiator, sash window to rear.

EXTERIOR

Rear Garden

An easy-to-maintain courtyard style rear garden with patio area, shrubs and plants, gated access to rear onto Lower Dagnall Street.

Viewing Information

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

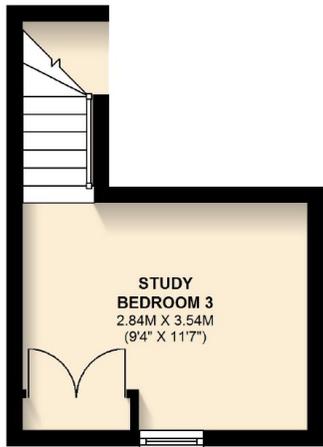
Environmental Impact Rating

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.

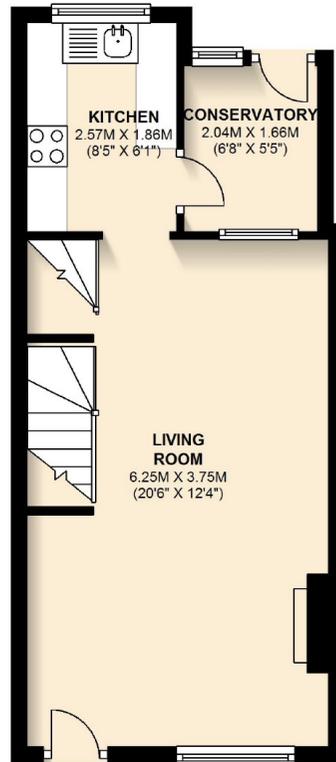




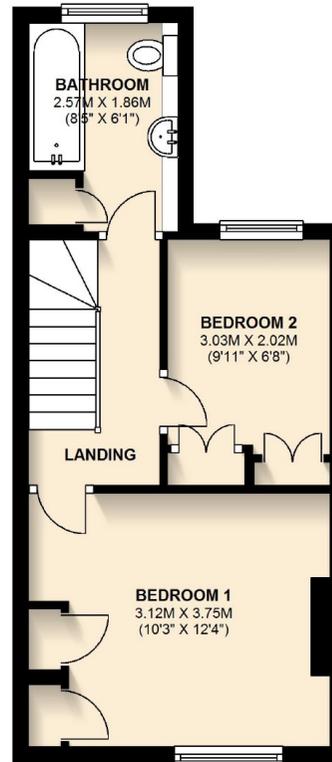
BASEMENT
APPROX. 11.9 SQ. METRES (128.0 SQ. FEET)



GROUND FLOOR
APPROX. 32.1 SQ. METRES (345.9 SQ. FEET)



FIRST FLOOR
APPROX. 28.4 SQ. METRES (305.4 SQ. FEET)



TOTAL AREA: APPROX. 72.4 SQ. METRES (779.3 SQ. FEET)

Energy Performance Certificate

26, Spiccar Street, ST. ALBANS, AL3 4PQ
 Dwelling type: Mid-terrace house
 Date of assessment: 07 August 2015
 Date of certificate: 07 August 2015
 Reference number: 0935-2885-7788-9105-8441
 Type of assessment: RDSAP existing dwelling
 Total floor area: 64 m²

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

Estimated energy costs of dwelling for 3 years:	£ 3,375
Over 3 years you could save	£ 1,392

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 129 over 3 years	
Heating	£ 2,634 over 3 years	£ 1,623 over 3 years	
Hot Water	£ 483 over 3 years	£ 231 over 3 years	
Totals	£ 3,375	£ 1,983	You could save £ 1,392 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

Energy Efficiency Rating

Current	Potential
46	70

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 Cavity wall insulation	£500 - £1,500	£ 120	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 537	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 117	✓

See page 3 for a full list of recommendations 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/keepingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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