



Ragged Hall Lane, St Albans, AL2 3LB

Price £474,950



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PUBLIC NOTICE - 17 Ragged Hall Lane, St Albans, Herts, AL2 3LB - We are in receipt of an offer of £474,950 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

NO UPPER CHAIN

A two bedroom semi-detached bungalow that is in need of updating. The accommodation includes a large open plan living / dining room, garage to rear and a off road parking to the side.

Ragged Hall Lane is conveniently located within the popular Chiswell Green area of St Albans, on the south side of the city. Close by are a local parade of shops and a local pub.

ACCOMMODATION

Entrance Porch

Wooden panel door to front, glazed door through to:

Entrance Hall

Single radiator, tiled floor, access to loft space.

Living Room 14'11 x 10'11 (4.55m x 3.33m)



Tiled floor, two double radiators, opening through to:

Dining Area 14'2 x 7'4 (4.32m x 2.24m)

Double glazed window to rear, window and door to side, single radiator.

Kitchen 10'7 x 7'0 (3.23m x 2.13m)

Windows to rear, doors to side, range of wall and base mounted units with work surfaces over.

Bathroom

Suite comprising low level wc, pedestal wash handbasin, panel bath, partly tiled walls.

Bedroom One 12'4 max x 11'5 (3.76m max x 3.48m)

Bay window to front, single radiator under.

Bedroom Two 11'6 x 10'6 (3.51m x 3.20m)

Window to front, single radiator under.

EXTERIOR

Front Garden

Lawn area with pathway leading to front door.

Driveway

Allowing off road parking to side.

Rear Garden

Patio area in need of some attention.

Garage

Situated to the side of the property.

Viewing Information

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

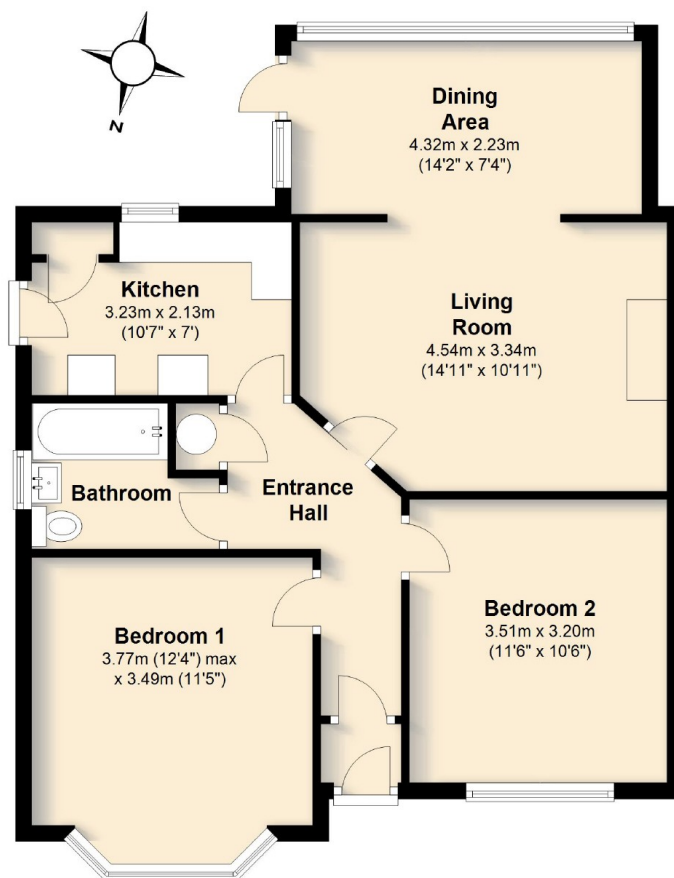
Environmental Impact Rating

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. 67.2 sq. metres (723.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

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

Awaiting
EPC

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