



Ridgmont Road, St Albans, AL1 3AF

Price £1,049,950



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MODERNISATION REQUIRED - NO UPPER CHAIN

An exciting opportunity to purchase a five bedroom bay fronted semi-detached home requiring full modernisation in a sought after location close to the mainline station.

The accommodation is mainly arranged over three floors but does have a small basement area for storage.

This property would make a wonderful family home or offers potential to convert into apartments, subject to the necessary planning consents.

There is a garden to the rear and a driveway to the front providing off street parking.



ACCOMMODATION

GROUND FLOOR

Entrance

Entrance Hall

Living Room 17'7 max x 12'8 (5.36m max x 3.86m)

Dining Room 13'10 x 12'7 (4.22m x 3.84m)

Kitchen 16'4 x 8'0 (4.98m x 2.44m)

Utility Room 8'1 x 8'0 (2.46m x 2.44m)

Shower Room

Bedroom 12'6 max x 9'9 (3.81m max x 2.97m)

BASEMENT 7'11 X 6'2 (2.41m X 1.88m)

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

SECOND FLOOR

Bedroom 13'11 x 10'11 (4.24m x 3.33m)

Bedroom 15'1 x 10'9 (4.60m x 3.28m)

En-Suite



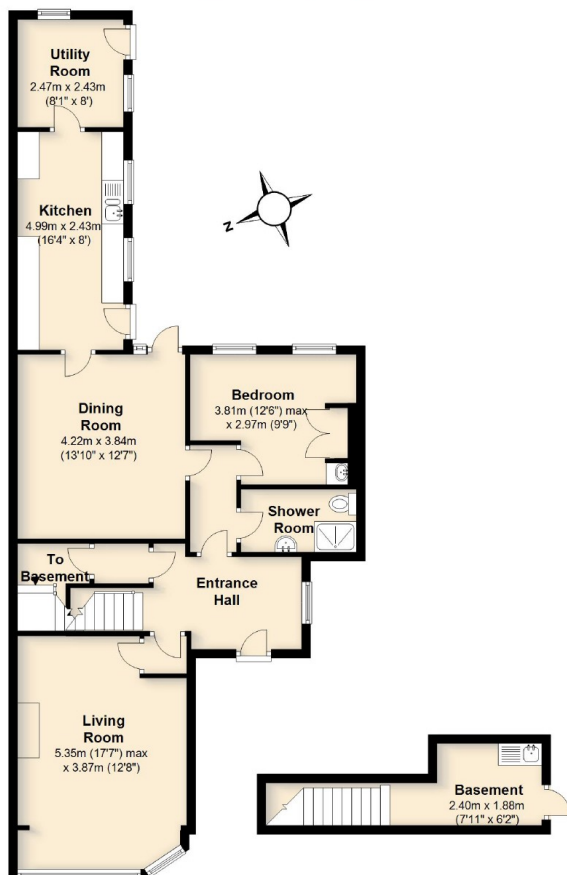
Viewing Information

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

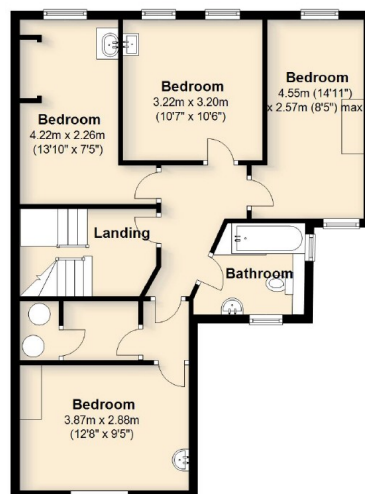
Environmental Impact Rating

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.

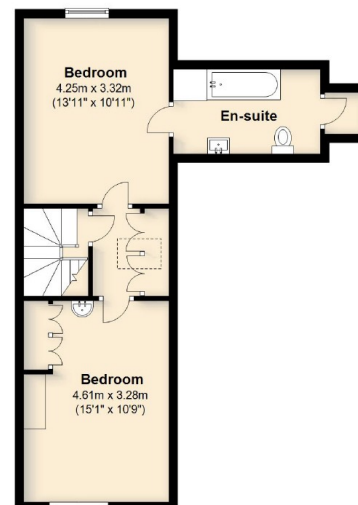
Ground Floor Approx. 95.6 sq. metres (1029.0 sq. feet)



First Floor Approx. 65.5 sq. metres (705.2 sq. feet)

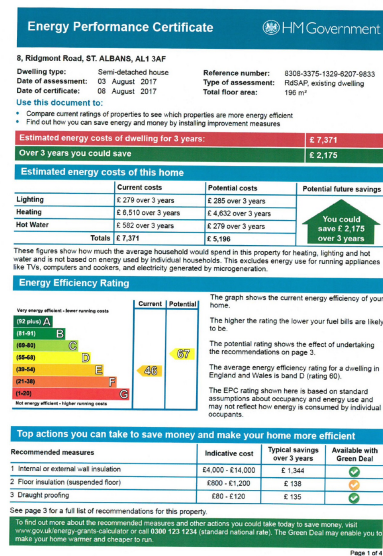


Second Floor Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 205.3 sq. metres (2209.6 sq. feet)

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



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