

Ridgmont Road, St Albans, AL1 3AF

Price £1,049,950



## Ridgmont Road, St Albans, AL1 3AF

MODERNISATION REQUIRED - NO UPPER CHAIN

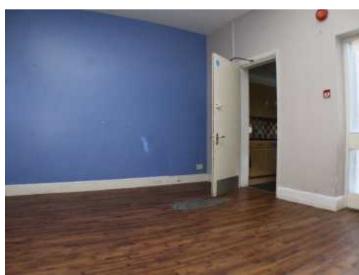
An exciting opportunity to purchase a five bedroom bay fronted semi-detached home requiring full modernisation in a sought after location close to the mainline station.

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)

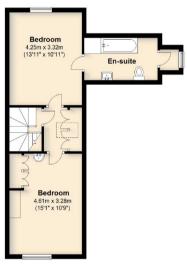


First Floor
Approx. 65.5 sq. metres (705.2 sq. feet)



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.

Date of assessment: () Date of certificate: () Use this document to Compare current ratings Find out how you can sa	s of properties to see which propave energy and money by install osts of dwelling for 3 year uld save	ling improvement mea	ent: RdSAP, exi 196 m² sy efficient sures	1329-6207-1 sting dwellin	
Estimated energy co	osts of dwelling for 3 yea uld save				
		COLUMN TO SERVICE STATE OF THE		.371	
Estimated energy			£ 2	,175	
	costs of this home				
	Current costs	Potential costs	Poten	tial future s	
Lighting	£ 279 over 3 years	£ 285 over 3 year		You could	
Heating	£ 6,510 over 3 years	£ 4,632 over 3 ye	ars		
Hot Water	£ 582 over 3 years	£ 279 over 3 year	. 1	save £ 2,17	
Tot	tals £ 7,371	£ 5,196		wer 3 year	
		to be.	ating the lower you	r fuel bills a	
(65-64) (30-64	F	to be.  The potential ray the recommend.  The average en England and We The EPC rating assumptions ab may not reflect h	ing shows the effe	ot of undertaing for a dwelling 60).	
(69-01) (5 (55-68) (30-54) (21-38) (21-38) (1-02) Michael - Higher running on	4.8 F	to be.  The potential rathe recommend.  The average en England and We  The EPC rating assumptions ab- may not reflect to occupants.	ing shows the effections on page 3.  ergy efficiency rabin fes is band D (rabin shown here is base but occupancy and ow energy is cons	of of underta ing for a dwelling 60). ed on standa energy use umed by ind	
(60-63) (60-64) (70-64	an take to save money	to be.  The potential rathe recommend.  The average en England and We  The EPC rating assumptions ab- may not reflect to occupants.	ing shows the effections on page 3.  ergy efficiency rabin fes is band D (rabin shown here is base but occupancy and ow energy is cons	of of underta ig for a dwel ig 60). ed on standa energy use umed by ind	
(80-60) (60-60) (50-60	en take to save money	to be. The potential rather recommend. The average en England and We The EPC rating assumptions abomy not reflect to occupants.  and make you	ing shows the effections on page 3.  ergy efficiency rational properties is band D (rational properties) and D (ra	of of underta ig for a dwel ig 60). ed on standa energy use umed by ind	
(55-68) (32-54) (27-38) (54-68	en take to save money	to be. The potential rathe recommend The average en England and We The EPC rating assumptions ab- may not reflect h occupants. and make you Indicative cost	ing shows the effections on page 3.  ergy efficiency ration test is band D (rational page 3.  shown here is baseful occupancy and ow energy is cons  Thome more of Typical savings over 3 years	of of underta ig for a dwel ig 60). ed on standa energy use umed by ind efficient Available Green I	

**Tel: 01727 898150** 37 Chequer Street

St Albans Herts

AL1 3YJ

Email: stalbans@putterills.co.uk www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

