



PUTTERILLS

est. 1992

Inkerman Road, St. Albans, AL1 3BB
Guide price £525,000

Attractive VICTORIAN COTTAGE located within the city centre conservation area.

An attractive, well presented TWO BEDROOM VICTORIAN TERRACED COTTAGE, located within a sought after residential road that forms part of the St Albans City Centre Conservation Area and is only a short walk from the mainline station providing direct access to St Pancras, London.

The property is being offered with no upper chain and is situated within the pedestrianised section of Inkerman Road and is approached via a pretty picket fenced front garden with newly laid Astroturf and Victorian style tiled pathway leading upto the front door and onto the split level lounge / dining room with oak flooring and stairs leading to the first floor landing. Towards the rear of the property you will find the bathroom and a modern fitted kitchen which has integrated appliances and access onto the private rear garden. There are two good sized bedrooms on the first floor. The raised rear garden has recently been landscaped with a large decked patio, newly fenced and also benefits from a rear gated access.

Internal viewing is strictly by appointment through Putterills Estate Agents.

Front Garden 18'6 x 16'2 (5.64m x 4.93m)

Pretty white picket fenced front garden, with a recently laid period style tiled foot path that leads to the front door, which is flanked by a flower bed and newly laid Astrotufed area. Front door leading to:

Split level Lounge / Dining Room

Lounge Area 13'5 max. x 10'10 (4.09m max. x 3.30m)

Oak flooring. Feature brick fireplace with fitted shelving to one side. Replacement double glazed sash window to front. Radiator. Telephone point. Step leading upto:

Dining Area 9'4 x 8'9 (2.84m x 2.67m)

Oak flooring. Stairs leading to First Floor Landing with built-in understairs storage cupboard. Doorway leading to:

Inner Hallway

Tiled flooring. Skylight window. Doors leading to: Kitchen and Bathroom.

Kitchen 9'9 x 8'10 max. (2.97m x 2.69m max.)

Modern range of fitted wall and floor units with worktop surfaces. Stainless steel single drainer sink unit with mixer tap. Bosch induction hob with brushed stainless steel splashback, AEG Cookedhood and Zanussi oven below. Integrated fridge, washing machine and slimline dishwasher. Tiled flooring. Window to rear and glazed door leading to rear garden. Double radiator.

Bathroom

White suite comprising panelled bath with mixer tap, hand shower attachment and tiled walls around bath area. Pedestal wash hand basin with tiled splashback. Low level WC. Skylight window. Radiator.

First Floor Landing

Access to loft. Doors leading to Bedrooms.

Bedroom 1 11'3 plus wardrobes x 10'11 (3.43m plus wardrobes x 3.33m)

Two fitted double wardrobes. Replacement double glazed sash window to front. Radiator.

Bedroom 2 9'2 max. x 8'10 (2.79m max. x 2.69m)

Built-in high level storage cupboard housing gas fired central heating boiler. Window to rear. Radiator.

Exterior

Rear Garden 24'7 x 7'5 mean (7.49m x 2.26m mean)

Easy to maintain two tiered rear garden with steps leading upto large decked patio and gated rear access.

Local Authority

St Albans City & District Council. Council Tax Band D.

Energy Efficiency Rating

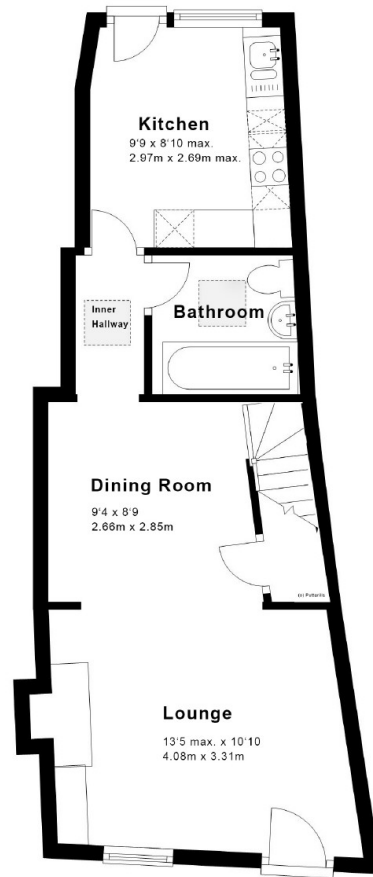
Band D.



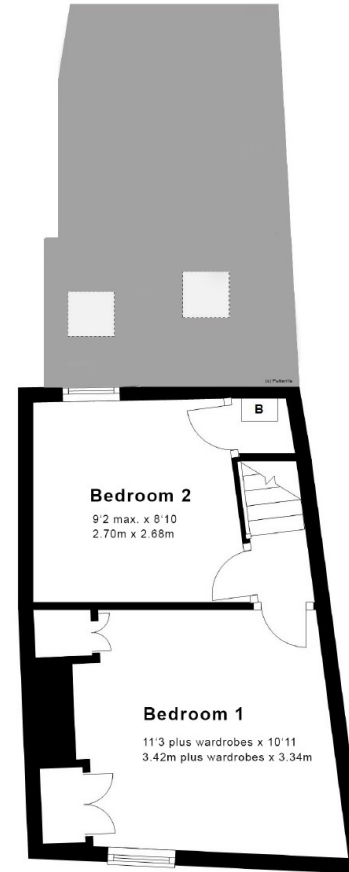




Ground Floor



First Floor



Total Area; approx. 627.3 sq ft (58.3 sq m)

(c) Putterills MMXX

N.B. These plans are not to scale and are only intended as a guide.

