



5 Ladies Grove, St. Albans, AL3 5TR
Asking Price £495,000

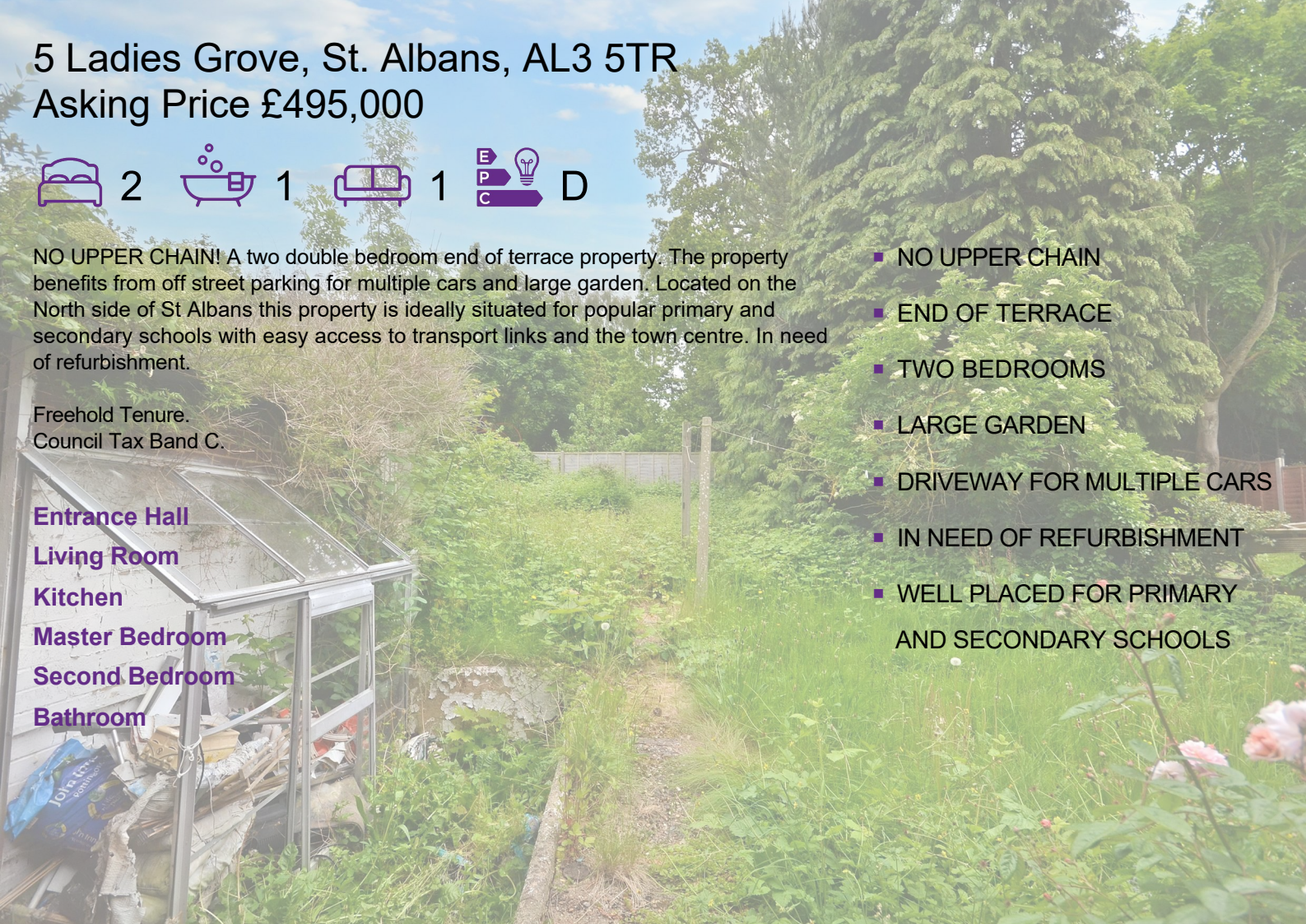


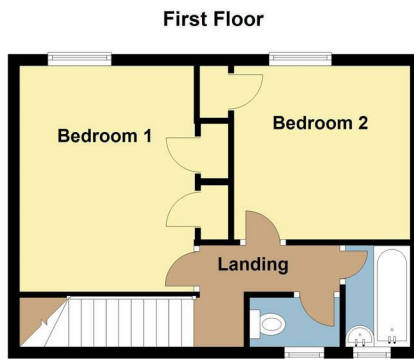
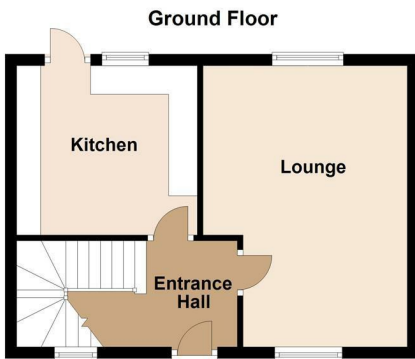
NO UPPER CHAIN! A two double bedroom end of terrace property. The property benefits from off street parking for multiple cars and large garden. Located on the North side of St Albans this property is ideally situated for popular primary and secondary schools with easy access to transport links and the town centre. In need of refurbishment.

Freehold Tenure.
Council Tax Band C.

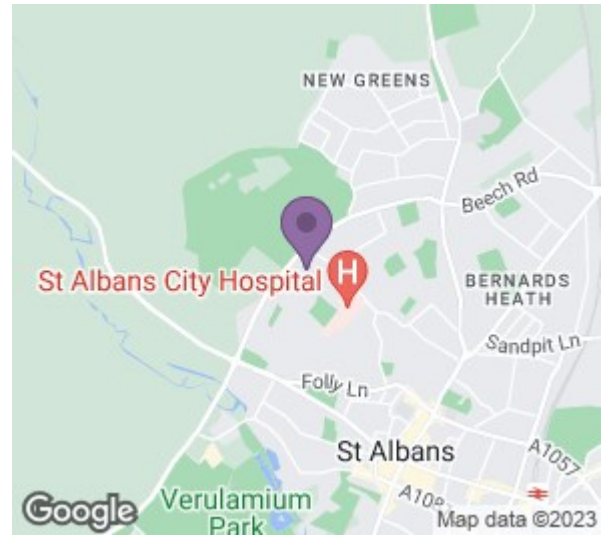
Entrance Hall
Living Room
Kitchen
Master Bedroom
Second Bedroom
Bathroom

- NO UPPER CHAIN
- END OF TERRACE
- TWO BEDROOMS
- LARGE GARDEN
- DRIVEWAY FOR MULTIPLE CARS
- IN NEED OF REFURBISHMENT
- WELL PLACED FOR PRIMARY AND SECONDARY SCHOOLS





This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE: when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVERS, unless otherwise indicated.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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