



96 Holywell Hill, St. Albans, AL1 1DH
Offers In Excess Of £450,000



NO UPPER CHAIN! A two double bedroom terraced cottage in a popular central location. Retaining original exposed brickwork fire places the property also benefits from two reception rooms, good sized kitchen, two double bedrooms and garden. The property is ideally situated for access to Town Centre, St Albans City Station and motorway / transport links. On street permit parking.

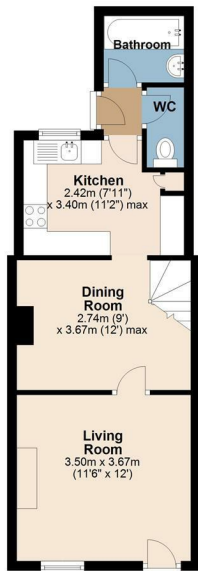
Freehold Tenure.
Council tax band D.

- Living Room**
- Dining Room**
- Kitchen**
- Downstairs Bathroom**
- Downstairs WC**
- Master Bedroom**
- Second Double Bedroom**

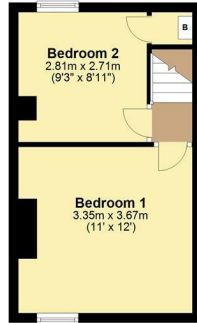
- NO UPPER CHAIN
- TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- GARDEN
- WALK TO STATION AND TOWN CENTRE



Ground Floor
Approx. 36.2 sq. metres (389.3 sq. feet)



First Floor
Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

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/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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