



30 Cravells Road, Harpenden, AL5 1BD
Asking Price £495,000

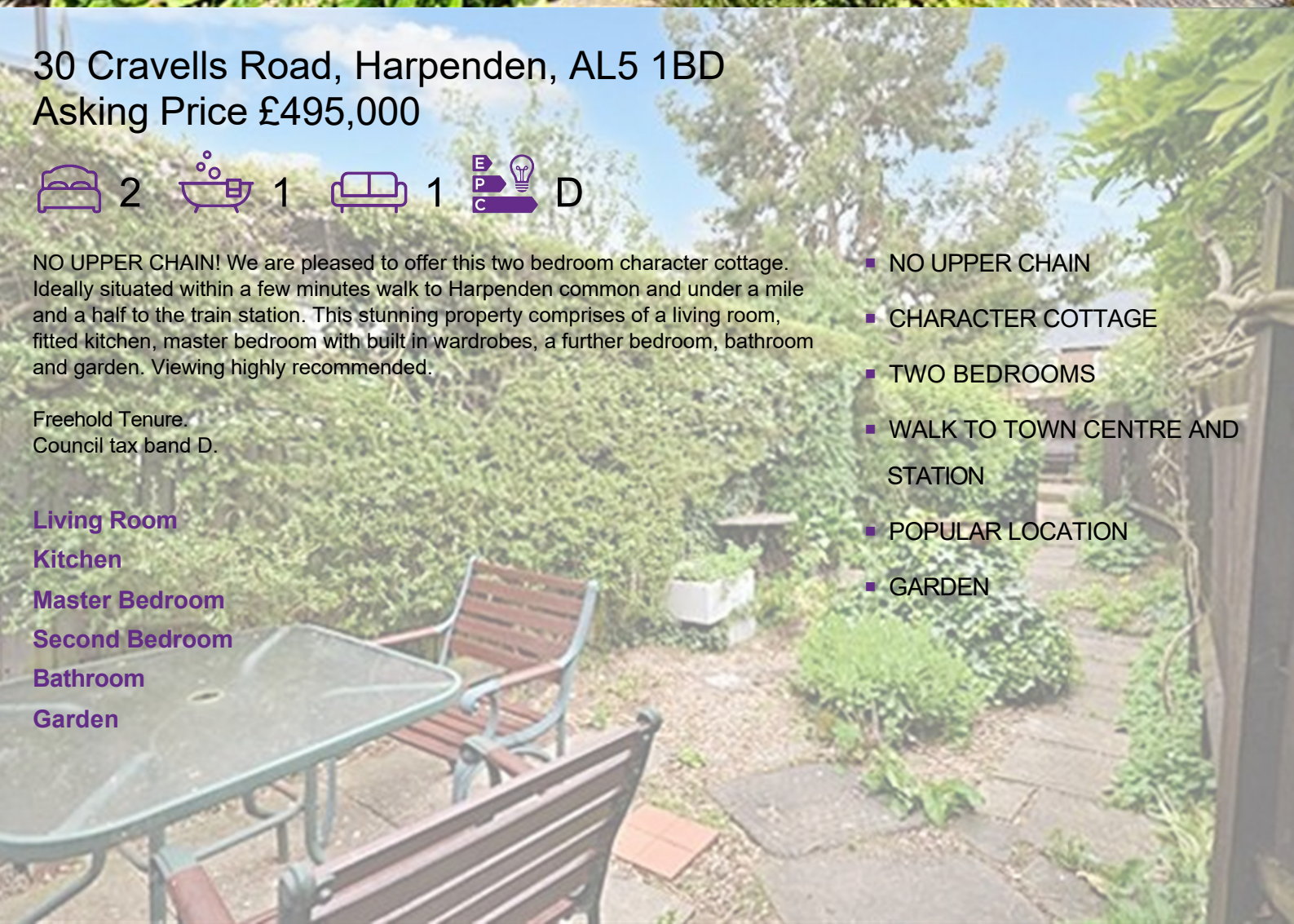


NO UPPER CHAIN! We are pleased to offer this two bedroom character cottage. Ideally situated within a few minutes walk to Harpenden common and under a mile and a half to the train station. This stunning property comprises of a living room, fitted kitchen, master bedroom with built in wardrobes, a further bedroom, bathroom and garden. Viewing highly recommended.

Freehold Tenure.
Council tax band D.

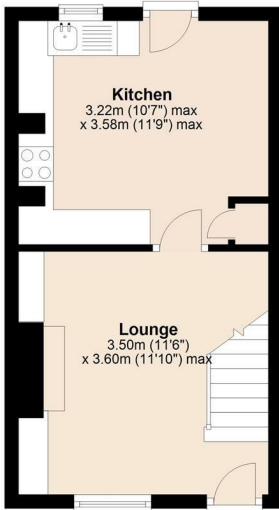
Living Room
Kitchen
Master Bedroom
Second Bedroom
Bathroom
Garden

- NO UPPER CHAIN
- CHARACTER COTTAGE
- TWO BEDROOMS
- WALK TO TOWN CENTRE AND STATION
- POPULAR LOCATION
- GARDEN



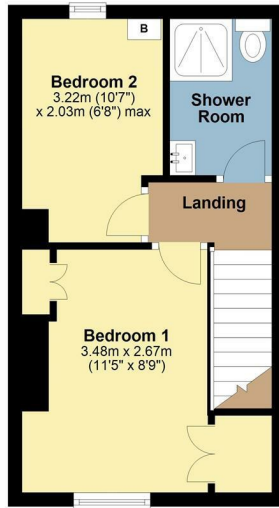
Ground Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



Total area: approx. 49.0 sq. metres (527.2 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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