



Fishpool Street, St. Albans



DAVID CHADWICK
ST ALBANS



71 Fishpool Street St. Albans, AL3 4RU

Entrance hall | Sitting/dining room |
Kitchen/breakfast room | 3 bedrooms |
Family bathroom | Loft room | South-west
facing rear garden | EPC rating D | Council
tax band - F - £3,112.94 p.a. | Tenure -
Freehold

The Property

A well-proportioned period town house with three bedrooms, a useful loft room and a south-west facing garden situated in the highly sought-after Fishpool Street.

This well-presented period town house has accommodation arranged over three floors with comfortable living accommodation to the ground floor and generous bedroom accommodation to the first and second floors. The front door leads to an entrance

lobby which leads to a split level through sitting dining room, a door leads to the modern fitted kitchen, which in turn leads to the south-west facing rear garden.

Upstairs there are three bedrooms and a family bathroom on the first floor, while a staircase from the landing leads to the second floor where there is a useful loft room with eaves storage, and a skylight providing views over the treetops to Verulamium Park to the rear.

Outside

To the front the house sits behind a pretty brick-built façade with a smart painted front door and generous sash windows. The outlook is charming with views from the house up and down Fishpool Street. To the rear is a south-west facing garden with leafy views beyond towards Verulamium Park. Gated access to one side provides pedestrian passage to Fishpool Street.





APPROX. GROSS INTERNAL FLOOR AREA 979.51 SQ FT / 91.0 SQ M.
DAVIDCHADWICK THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2024



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



DAVID CHADWICK
 ST ALBANS

david@davidchadwickstalbans.com
 Mobile 07859 768597
 Office 01727 857165

davidchadwickstalbans.com