



110 Ladies Grove, St. Albans, AL3 5UB
Asking Price £650,000

space
estates.com

NO UPPER CHAIN! A semi-detached three-bedroom family home. Situated to the northwest side of St Albans Town Centre.

Ladies' grove is a tree lined popular residential street overlooking a well maintained green. Ideally located for schooling, transport links and is within one mile walk of the Town Centre.

Well-proportioned accommodation comprises; entrance hall, kitchen, lounge / dining room, living room, downstairs WC, master bedroom, bedroom two, bedroom three, bathroom. The property benefits from off street parking for multiple cars, good sized rear garden and brick-built outhouse.

Freehold Tenure.
Council Tax band D.

- NO UPPER CHAIN
- THREE BEDROOM FAMILY HOME
- GOOD SIZED REAR GARDEN
- WELL PLACED FOR MULTIPLE SCHOOL OPTIONS
- SEMI DETACHED
- TWO LARGE RECEPTION ROOMS
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- ONE MILE WALK TO THE TOWN CENTRE

Entrance Hall

Living Room

Kitchen

Lounge / Diner

Downstairs WC

Master Bedroom

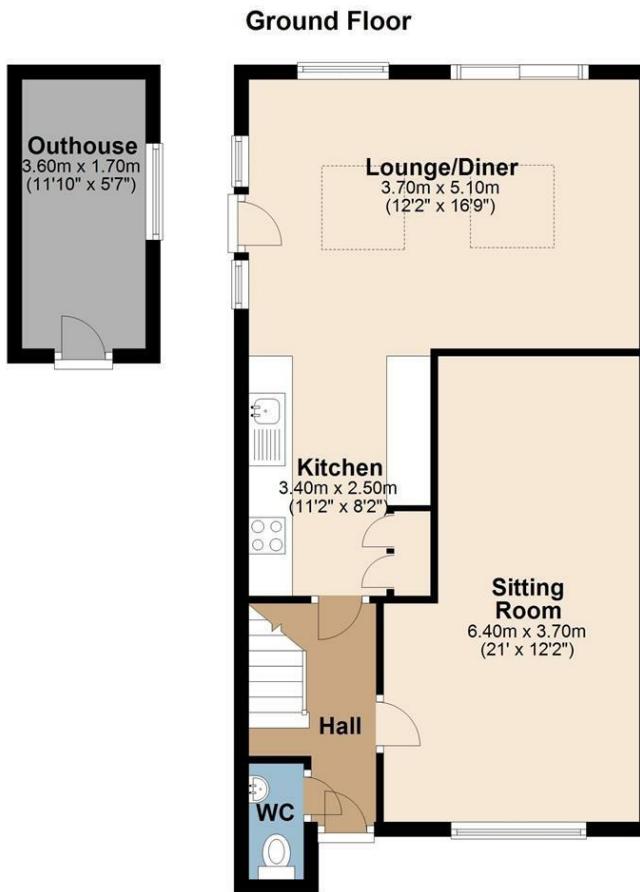
Bedroom Two

Bedroom Three

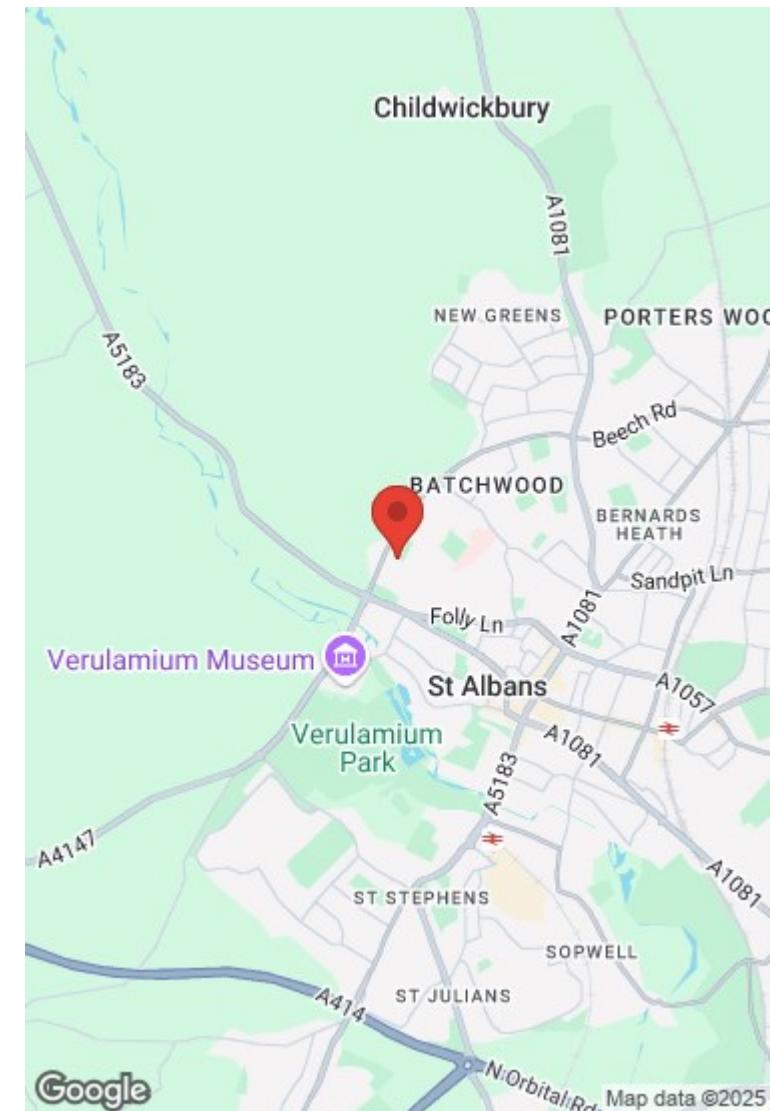
Bathroom

Outhouse





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	
(81-91) B	77
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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