



11 Clifton Street, St. Albans

In Excess of £500,000



11 Clifton Street

St. Albans

Clifton Street is a charming two-bedroom Victorian cottage, ideally positioned in a highly sought-after central St Albans location. Full of character and period appeal, the property offers an excellent opportunity for buyers to modernise and personalise to their own taste, creating a wonderful home in a prime setting. The accommodation is well-proportioned and comprises an open plan lounge/dining room and fitted kitchen to the ground floor, with two bedrooms and a family bathroom arranged over the first floor.

Externally, the property benefits from an easily maintained rear garden, ideal for those seeking low-maintenance outdoor space. Offered to the market chain free, this home presents an excellent opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a character property within easy reach of St Albans city centre and its excellent amenities.

- South facing rear garden
- Terraced House
- Bright and spacious
- Two Bedrooms
- 5 minute walk to town centre
- Walking distance of Thameslink Station
- Council tax band D
- Chain Free





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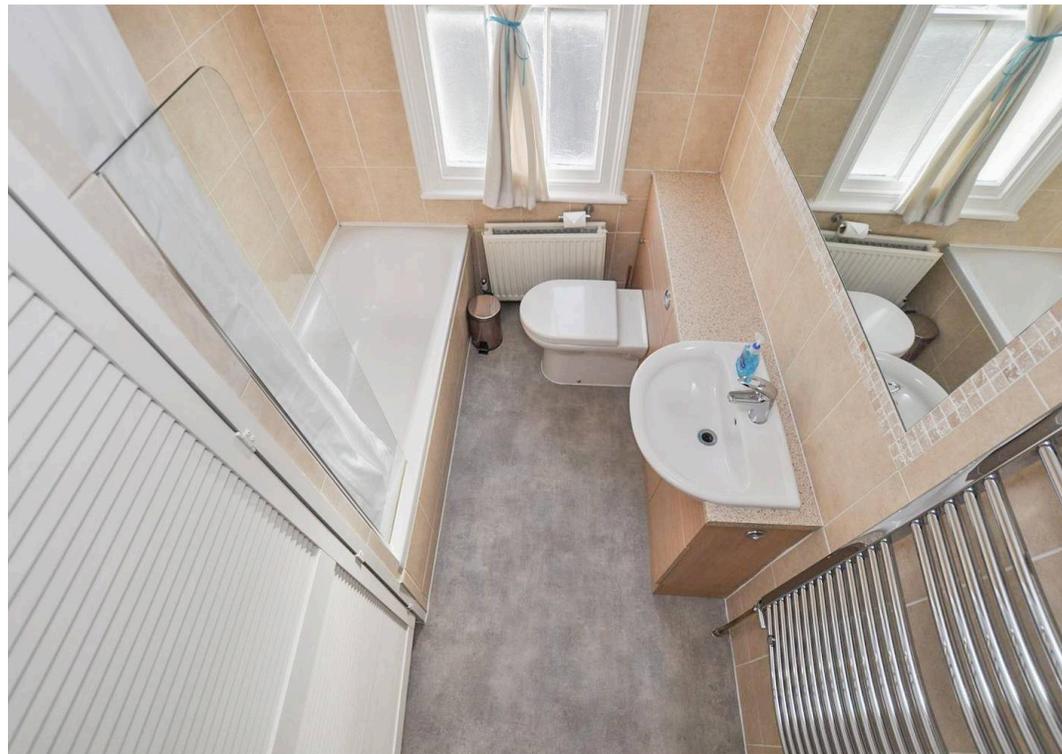
St. Albans

Clifton Street offers an attractive blend of character, convenience, and connectivity in the heart of St Albans (AL1). This sought-after residential location is within easy reach of the vibrant city centre, where a wide selection of shops, cafés, restaurants, and leisure facilities can be found, alongside the historic charm of landmarks such as St Albans Cathedral and the open green spaces of Verulamium Park. The area is particularly popular with professionals and families alike, offering a welcoming community atmosphere and a balance of urban living with nearby countryside. For commuters, Clifton Street is ideally positioned for access to St Albans City Station, providing fast and direct rail services into central London, making it perfect for those seeking both convenience and lifestyle. The location also benefits from well-regarded local schooling and excellent transport links by road, ensuring easy connections to surrounding towns and major routes. Altogether, Clifton Street represents a highly desirable setting that combines everyday practicality with the charm and heritage of one of Hertfordshire's most popular cities.

Tenure: Freehold

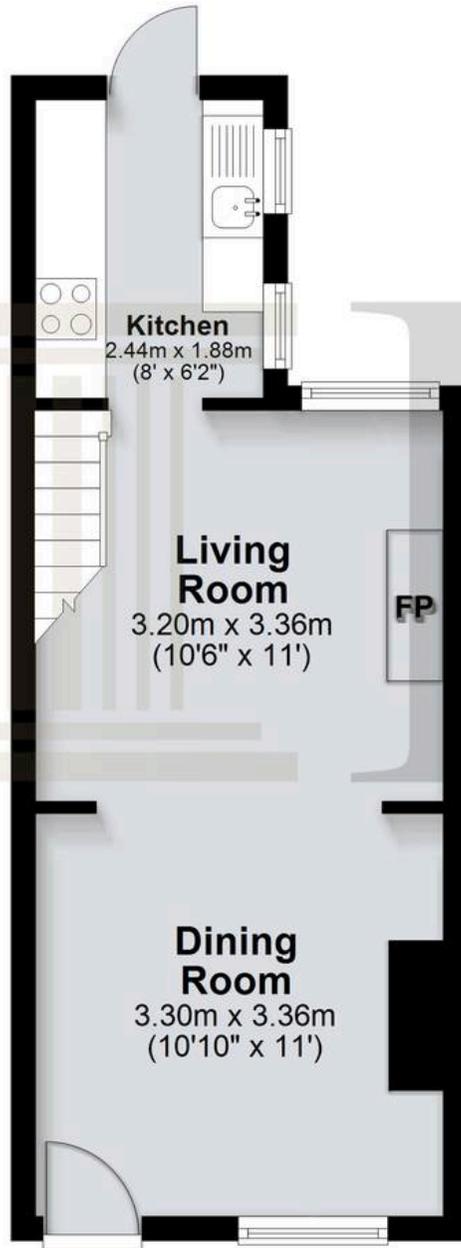
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



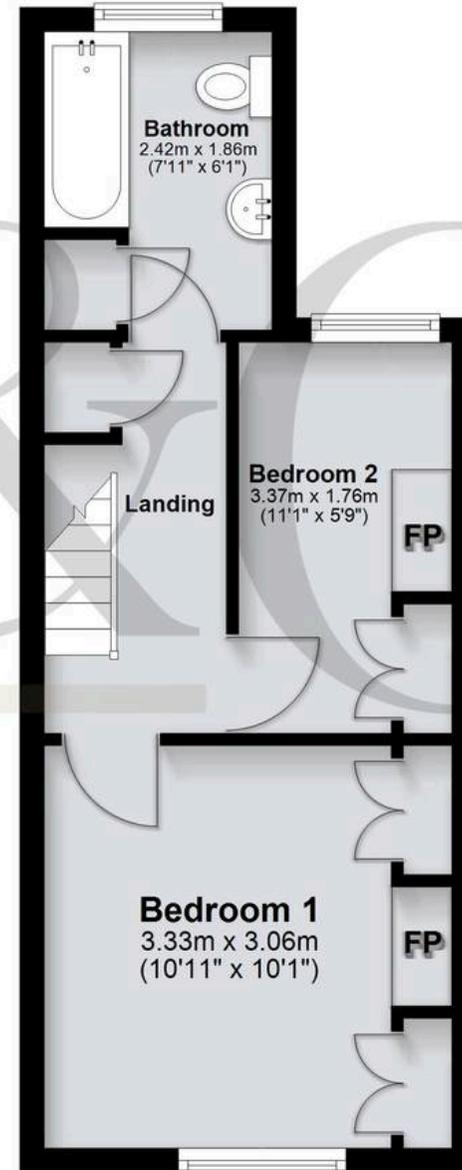
Ground Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



Total area: approx. 53.4 sq. metres (575.3 sq. feet)



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