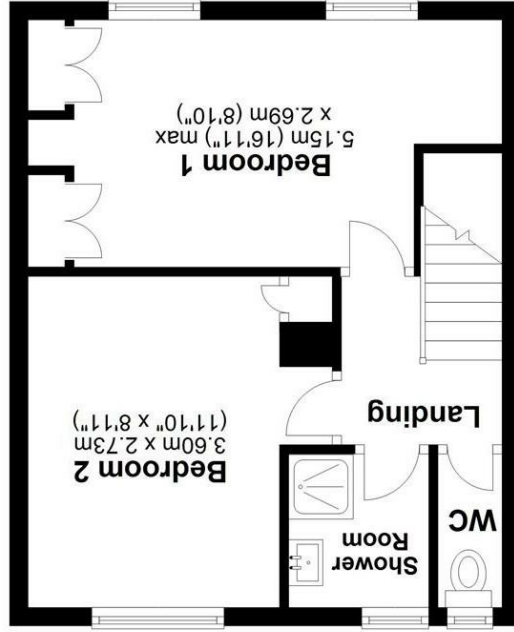


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Current	Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G

England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
Current	Not energy efficient - higher running costs	(1-20) G

Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating



Total area: approx. 68.0 sq. metres (731.6 sq. feet)  
 Sketch layout only. Not to scale. Plan produced for Whittaker & Co.  
 Garage is included in Square Footage.  
 Plan produced using PlanUp.





**Main Description**

A spacious two double bedroom end of terrace in need of renovation with scope for extension and off street parking subject to planning. Offered for sale chain free in the popular New Greens area of St Albans falling within catchment for St Albans Girls school and Garden Fields school.

all boundaries. Useful brick built storage shed. Access to front via side gate.

**Front**

Hedging and brick retaining front wall. Concrete pathway leading to front door. Lawn area.

**Entrance Porch**

A part glazed UPVC front door and porch leading to:-

**Hallway**

Stairs to first floor. Radiator. Doors to:-

**Living Room**

Double glazed windows to front and rear. Feature fire place. Radiator.

**Kitchen**

Double glazed window and UPVC door to rear. A range of wall and base units with work tops over. Stainless steel sink unit. Spaces for cooker. Plumbing for washing machine. Cupboard housing hot water cylinder. Additional storage cupboard.

**Landing**

Access to loft storage space. Doors to:-

**Bedroom One**

Two double glazed windows to front. Fitted wardrobes. Radiator.

**Bedroom Two**

Double glazed window to rear. Built-in cupboard. Radiator.

**Bathroom**

Double glazed window to rear. Shower cubicle. Wash hand basin.

**Separate WC**

Double glazed window to rear. Low level WC.

**Rear Garden**

Approximately 60 feet of private rear garden with fencing to

