



Inkerman Road, St. Albans
Hertfordshire, AL1



Beyond your expectations

An end of terrace character Victorian cottage EPC:D

Hamptons International

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enclosed porch | 22ft sitting/dining room | fitted kitchen | basement with restricted head height | two bedrooms | upstairs bathroom | courtyard garden

Guide Price £525,000 Freehold

Description

A beautifully presented end of terrace character Victorian cottage in this quiet central conservation area setting, close to the mainline station into Central London & convenient for access to the City centre and well regarded schools.

The property provides accommodation over three floors to include an enclosed porch, through to a 22'5 ft sitting/dining room with fireplace & fitted kitchen on the ground floor, with a useful basement room (limited head height) off the kitchen. On the first floor are two good bedrooms and an upstairs bathroom with separate shower.

Outside

To the front is a small garden & path to the front door and to the rear a private West facing courtyard, ideal for Alfresco dining.

Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling; both state and private. For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway network. The surrounding countryside provides for an abundance of leisure activities including walking, riding,

numerous golf courses, leisure centres and many areas of historical interest.

Additional Information

St Albans City & District Council 01727 866100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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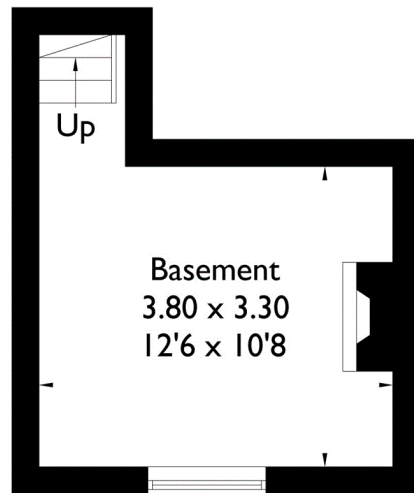
Approximate Gross Internal Area = 65.1 sq m / 701 sq ft

Basement = 14.2 sq m / 153 sq ft

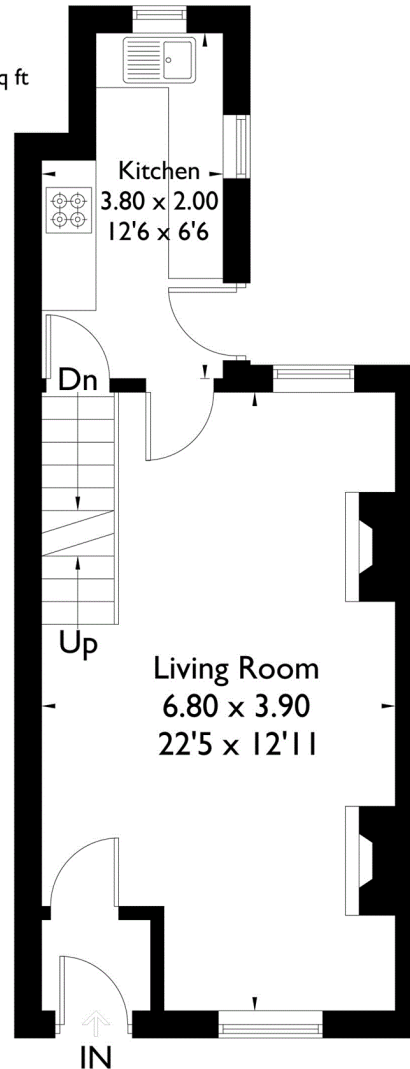
Total = 79.3 sq m / 854 sq ft

Job Ref: 169878

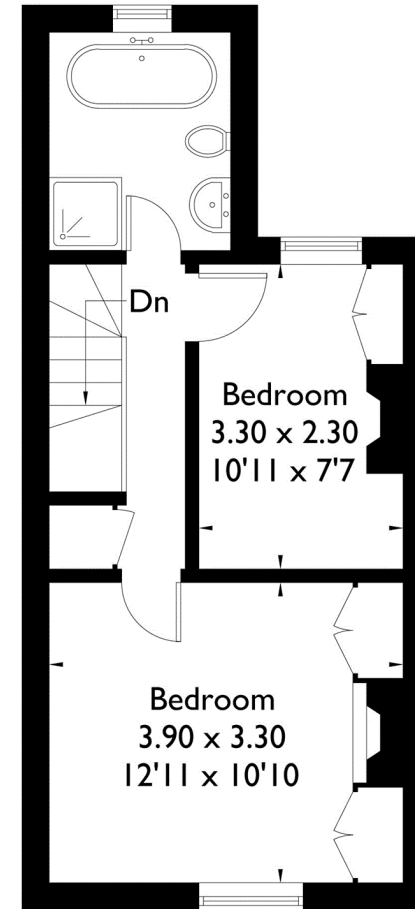
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Basement



Ground Floor



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

