



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Castle Road, St Albans, Herts, AL1**



Situated within WALKING DISTANCE OF ST ALBANS CITY STATION, close to POPULAR PRIMARY AND SECONDARY SCHOOLS and well presented throughout! This Two bedroom Victorian end of terrace has been REFURBISHED TO AN EXTREMELY HIGH STANDARD and also boasts a GARAGE AND OFF STREET PARKING.

Offering FURTHER POTENTIAL TO EXTEND into the attic (Subject to pp) This property MUST BE VIEWED!!!

- Victorian Cottage
- Well Presented Throughout.
- Two Double Bedrooms
- Modern Kitchen
- Lounge Area
- Dining Area
- Stunning Bathroom
- Secluded Rear Garden

**Offers in excess of £600,000 Freehold**

# Castle Road, St Albans, Herts, AL1

## Accommodation Comprises

### Entrance Hall

Lounge Area 13'7" x 12'2" (4.14m x 3.71m)

Dining Area 14'2" x 12'1" (4.32m x 3.68m)

Kitchen 13'1" x 7'5" (3.99m x 2.26m)

### Stairs to First Floor

### First Floor Landing

Bedroom One 13'10" x 11'3" (4.22m x 3.43m)

Bedroom Two 12'1" x 8'7" (3.68m x 2.62m)

### Bathroom

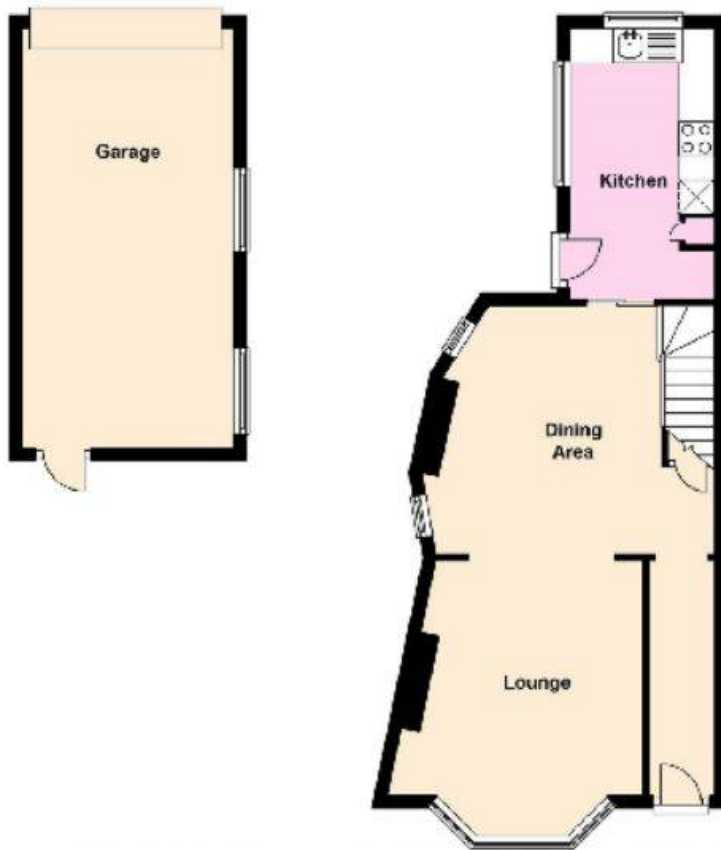
### Exterior

### Rear Garden

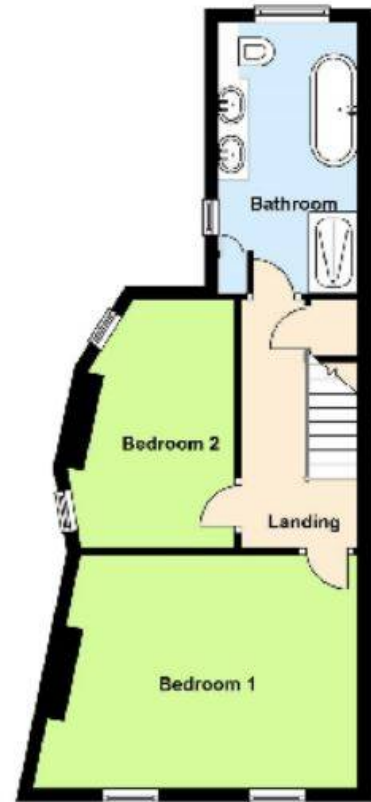
### Garage



### Ground Floor



### First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: sales@oliverandakers.com**

**Web: www.oliverandakers.com**

### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.