

Branch Road

Park Street, AL2 2LU



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£385,000

- No Upper Chain
- Two Bedrooms
- Character Property
- Extended Kitchen
- Updated Bathroom Suite
- Private Rear Garden
- Ideal First Time Buy
- Parking on Road
- EPC Rating C
- Council Tax Band C





Branch Road

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Available with no upper chain comes this charming two bedroom mid terrace character property located along Branch Road, Park Street.

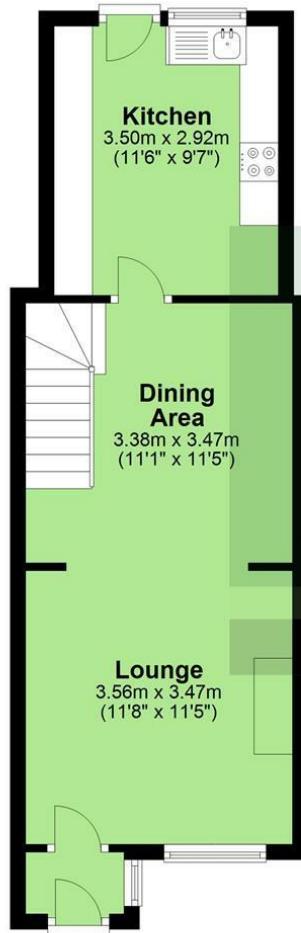
Internally the property comprises lounge area with feature fireplace, dining area with direct access to the first floor and separate kitchen with integrated appliances. With stairs leading to the first floor landing you have a large double bedroom to the front of the property, along with a second single bedroom and a modern bathroom suite.

Outside you benefit from a private rear garden backing onto woodlands and River Ver. Branch Road is conveniently situated within a short walk of local shops/amenities as well as in close proximity to Park Street train station (located along the Abbey Flyer Line).

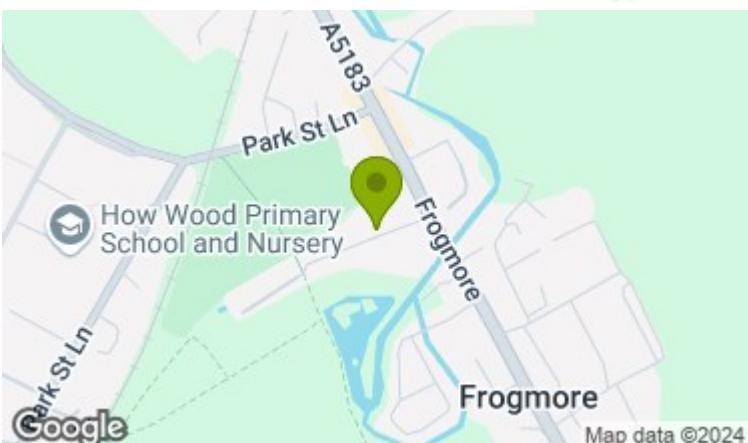


Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



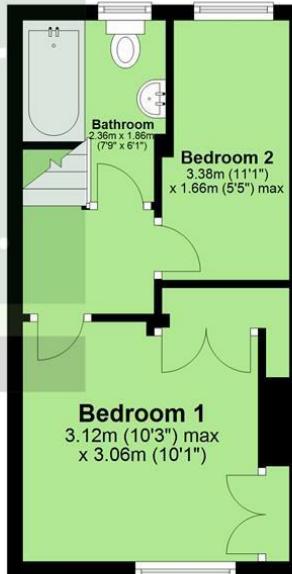
Total area: approx. 60.5 sq. metres (651.3 sq. feet)



Map data ©2024

First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



JW&Co St Albans

3 London Road, St Albans, Hertfordshire, AL1 1LA

01727 844444

stalbans@jwandco.co.uk

Entrance Porch

Lounge

11'8" x 11'4" (3.56 x 3.47)

Dining Area

11'1" x 11'4" (3.38 x 3.47)

Kitchen

11'5" x 9'6" (3.50 x 2.92)

Stairs Leading to First Floor Landing

Bedroom One

10'2" x 10'0" (3.12 x 3.06)

Bedroom Two

11'1" x 5'5" (3.38 x 1.66)

Bathroom

7'8" x 6'1" (2.36 x 1.86)

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Environmental Impact (CO₂) 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 | | |

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