41 Mercers Row, St. Albans, AL1 2QT
Asking Price £330,000

space
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AVAILABLE WITH NO UPPER CHAIN! A two-bedroom cluster home in the popular cul-de-sac of Mercers Row. The property is situated to the south of St Albans within a short walk of the Abbey Flyer train station. The city centre with its wide range of shopping and leisure facilities and mainline railway station linking St Albans with London's St Pancras are also just a short distance away.

Accommodation comprising internally of a living room, partially open kitchen. Under stairs storage, double bedroom with fitted wardrobes, landing / study space leading to loft bedroom.

Externally the property benefits from private front garden and an allocated off-street parking space.

Freehold Tenure.
Council Tax Band C.
EPC grade D.

- NO UPPER CHAIN
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO ABBEY STATION AND TOWN CENTRE
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- TWO BEDROOM CLUSTER HOUSE
- EASY ACCES TO AMENTINITES
- CONVERTED LOFT SPACE PROVIDING SECOND BEDROOM

Living / Dining Room

Kitchen

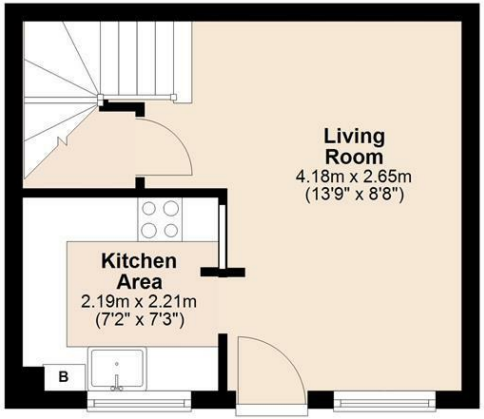
Master Bedroom with fitted wardrobes

Shower Room

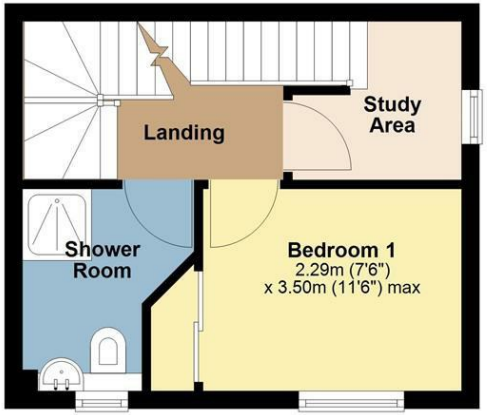
Landing / Study space

Second Loft Bedroom

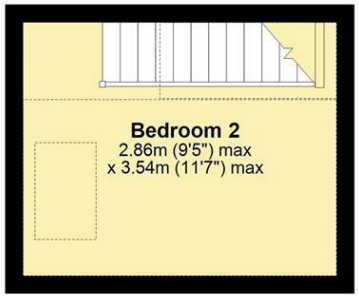
Ground Floor
Approx. 20.7 sq. metres (223.3 sq. feet)



First Floor
Approx. 20.7 sq. metres (223.3 sq. feet)

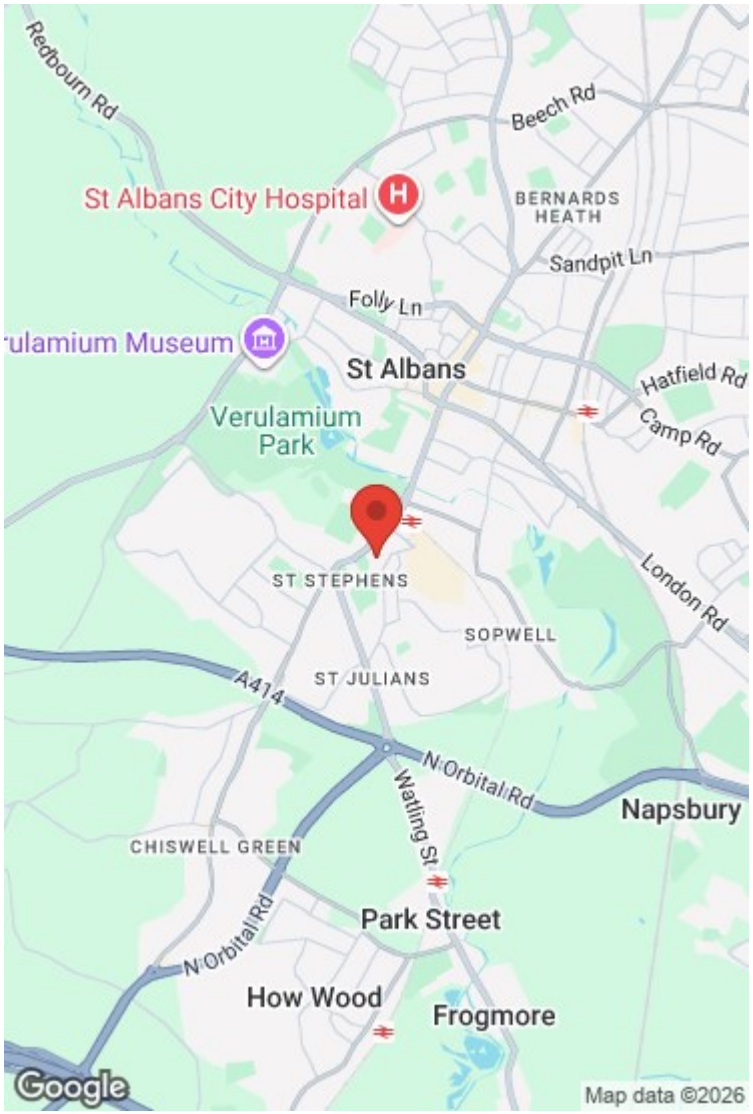


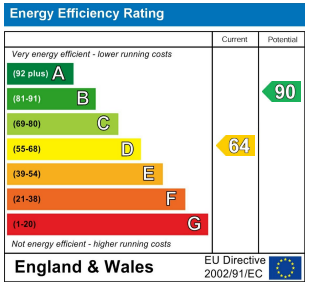
Loft Area (Restricted height)
Approx. 10.1 sq. metres (109.2 sq. feet)

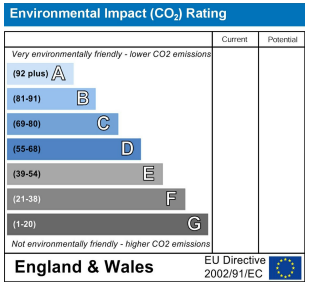


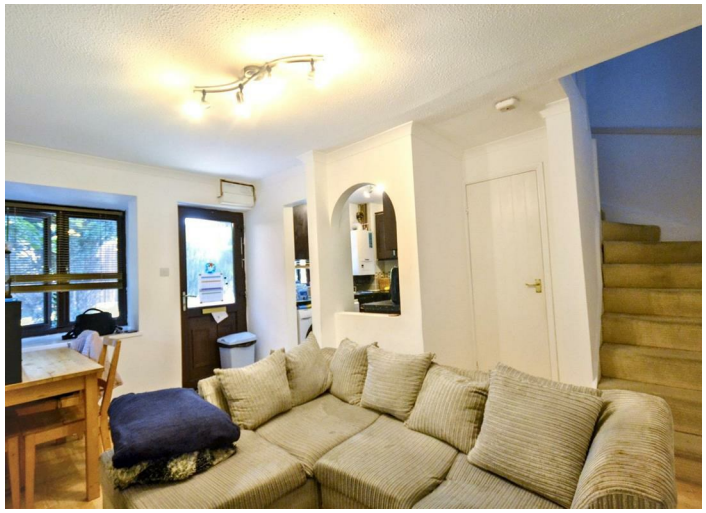
Total area: approx. 51.6 sq. metres (555.7 sq. feet)

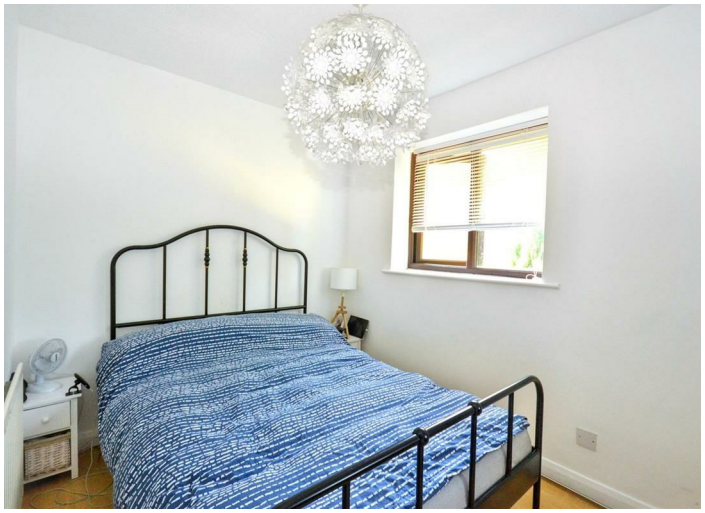
Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.

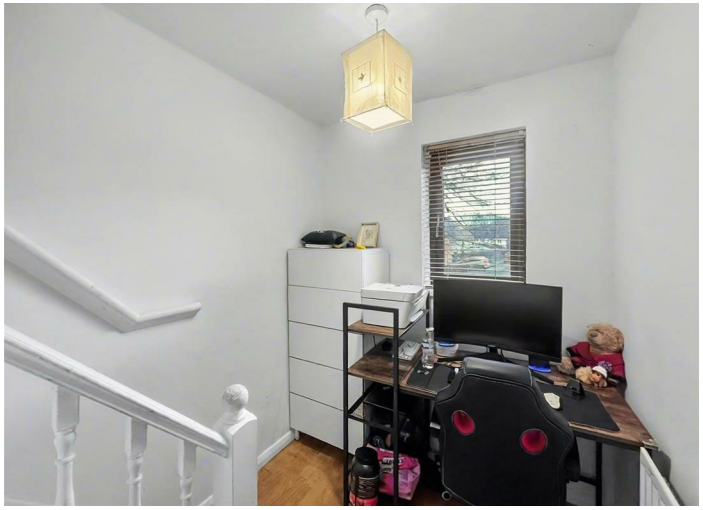
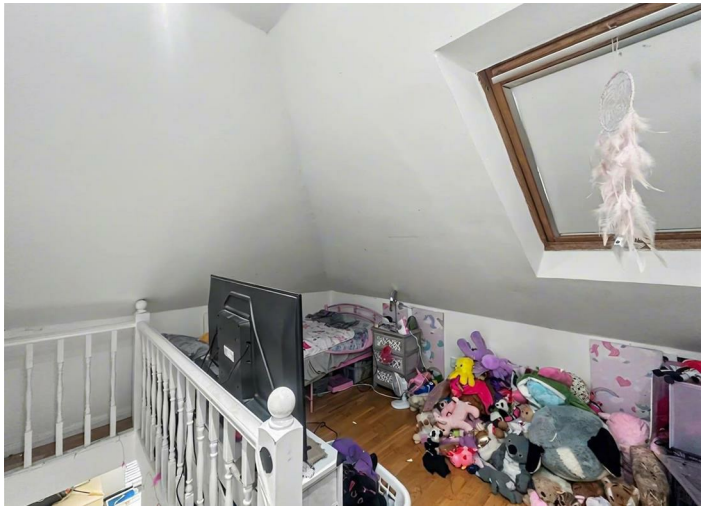










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