



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

**space**  
estates.com

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 AMENITIES
- CONVERTED LOFT SPACE PROVIDING SECOND BEDROOM

**Living / Dining Room**

**Kitchen**

**Master Bedroom with fitted wardrobes**

**Shower Room**

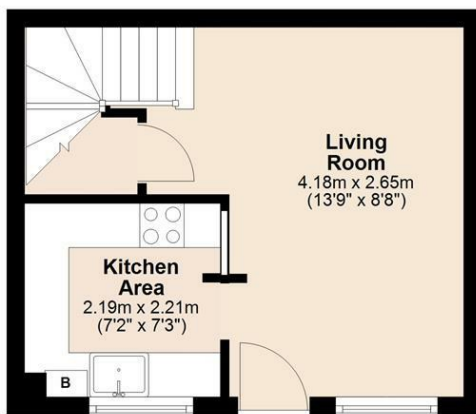
**Landing / Study space**

**Second Loft Bedroom**



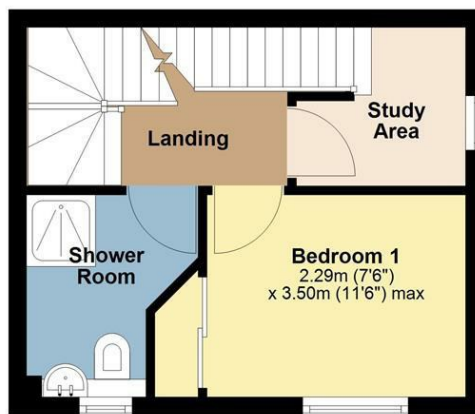
### Ground Floor

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



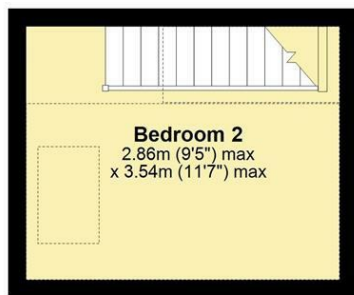
### First Floor

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



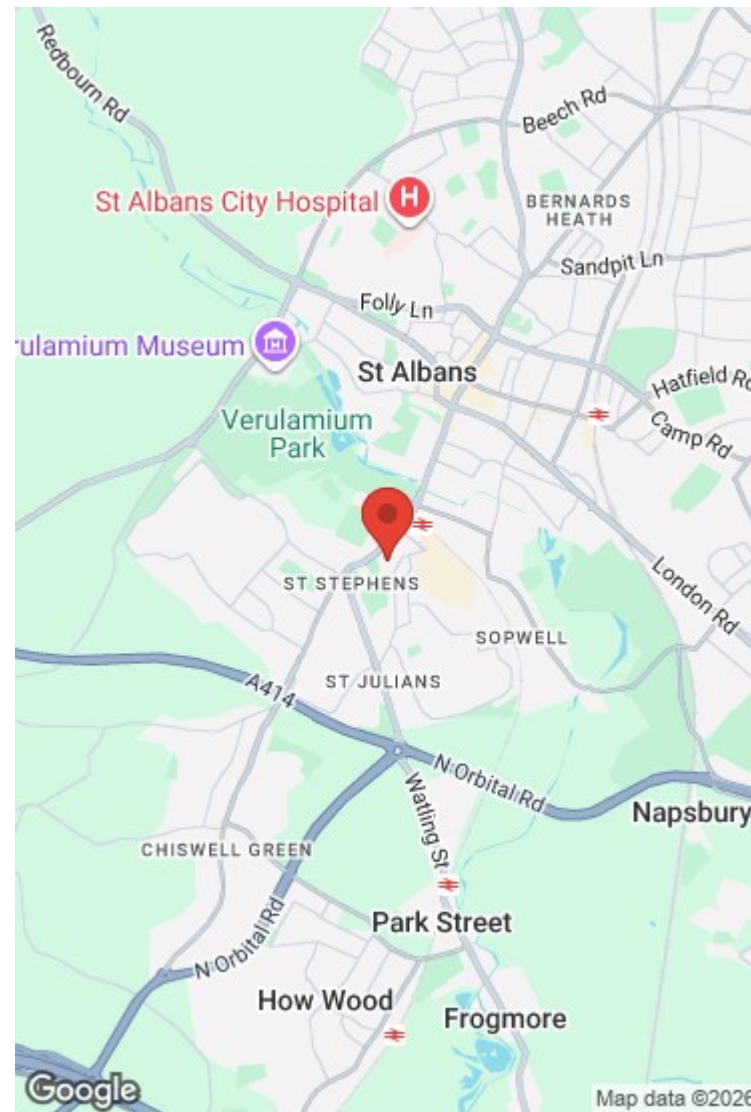
### Loft Area (Restricted height)

Approx. 10.1 sq. metres (109.2 sq. feet)



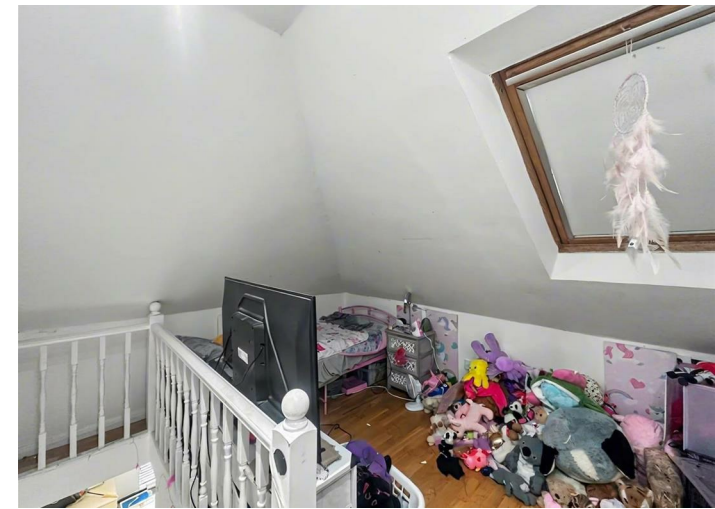
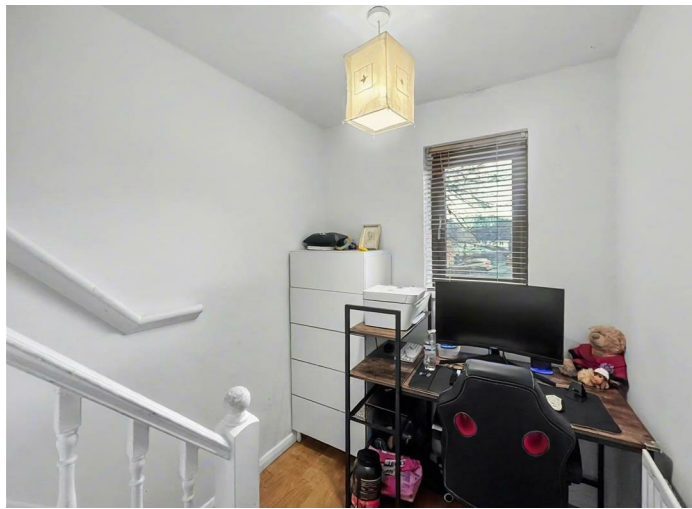
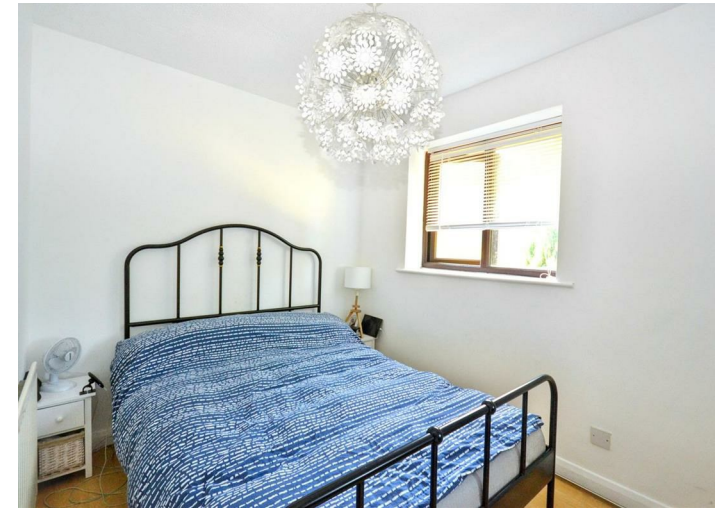
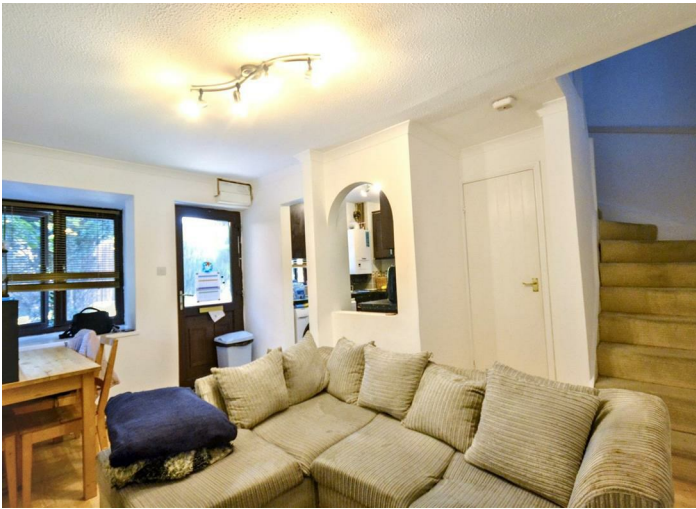
Total area: approx. 51.6 sq. metres (555.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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