



Pinewood Close, St. Albans, AL4 0DS

A three-bedroom end of terrace family home well located for desirable local schools, now in need of modernisation.

This well-loved house has been in its current period of ownership for in excess of 45 years and is now in need of modernisation. The property comprises a kitchen, living room and dining room which has been extended to the rear. Upstairs are the three double bedrooms and family bathroom. The plot is slightly larger than the average for the street and further benefits include a single garage, side access and no upper chain.

Pinewood Close is located on the east side of St Albans and is an established residential location. There are a number of day to day amenities located close by on Hatfield Road. St Albans and Hatfield mainline stations and St Albans city centre are only a short drive away.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Hall

Fitted carpets, doors to the kitchen and living room.

Kitchen

Double glazed windows to front, vinyl flooring, range of eye and floor level units with work surface over, sink and drainer, tiled flooring, washing machine, built-in oven with hob and extractor over. Space for fridge-freezer and cupboard housing the boiler.

Living Room

Double glazed window to rear, fitted carpets, stairs rising to first floor, under-stair storage cupboard, open to dining area.

Dining area

Double glazed window to the rear door to rear garden. Fitted carpets and open to living room.



FIRST FLOOR

Landing

Fitted carpet, doors to all rooms, airing cupboards and loft access.

Bedroom One

Double bedroom, double glazed window to rear. Fitted wardrobes and drawers.

Bedroom Two

Double bedroom, double glazed windows to front and fitted carpet.

Bedroom Three

Double glazed windows to rear, fitted carpet, built-in wardrobes and storage cupboard over stairs.



Bathroom

Double glazed windows to front, vinyl flooring, tiled walls, bath with shower over. Low-level w/c and wash hand basin.

EXTERIOR

Rear

South facing block paved patio, panelled fencing, side access to front.

Front

Block paved driveway parking, side access to rear garden and access to garage.

Garage

Up and over door, power and light.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: D

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

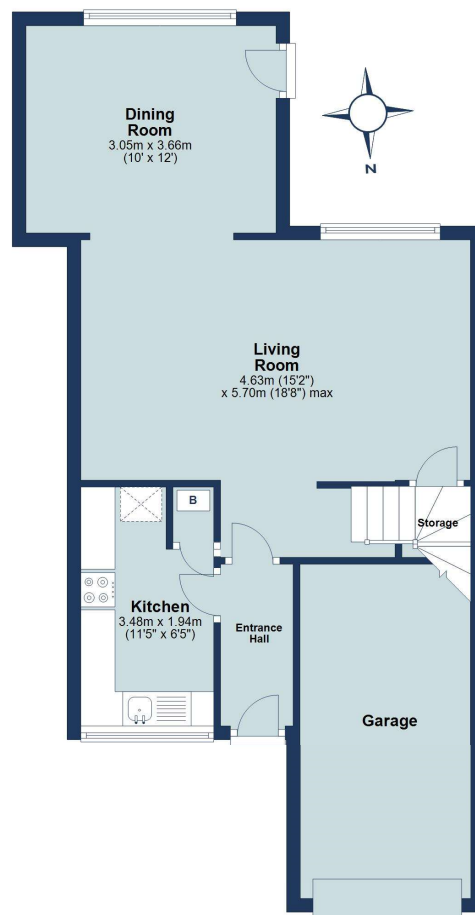
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





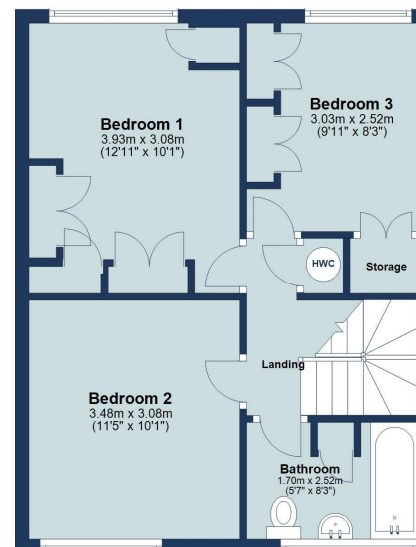
Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 100.9 sq. metres (1086.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total internal floor area.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			