



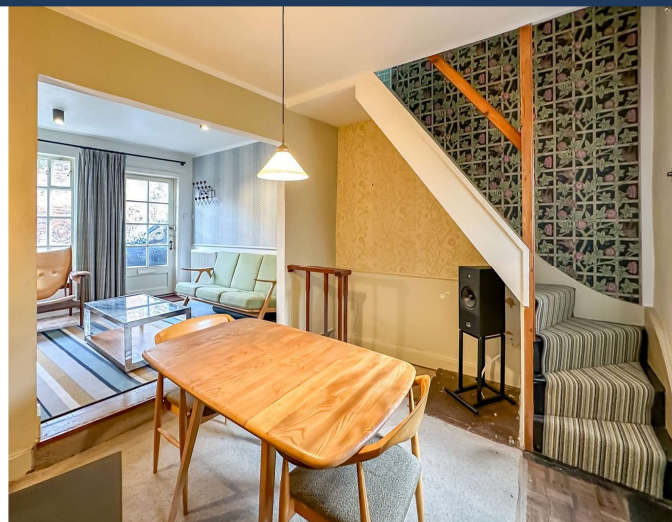
**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

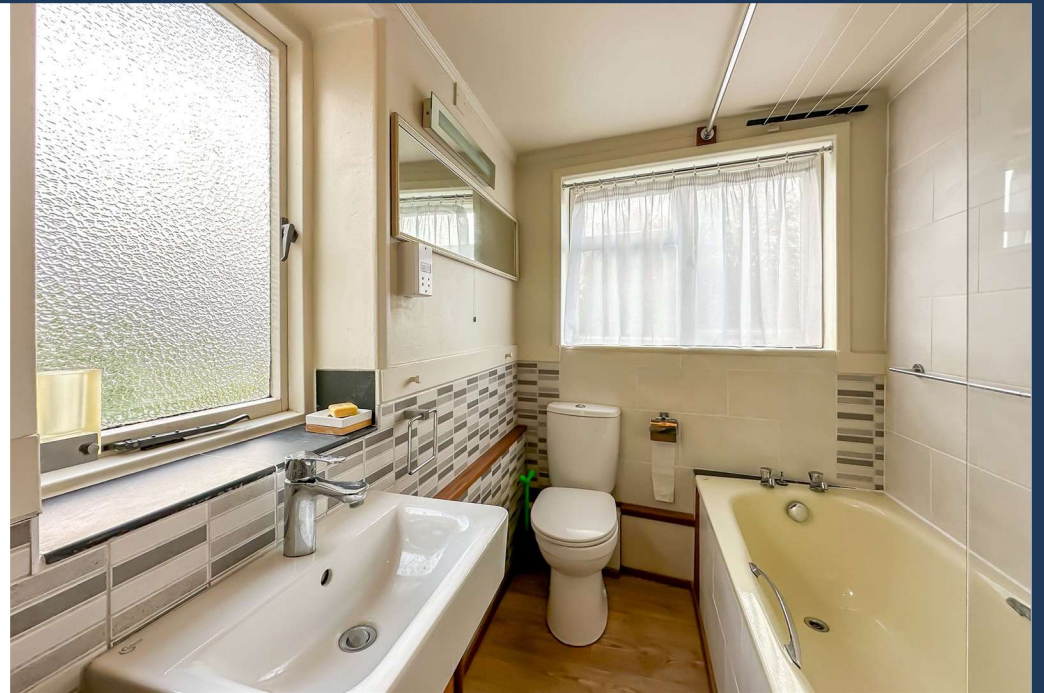
Welclose Street, St. Albans, AL3 4QD
Asking Price £500,000

A charming two-bedroom character cottage located in the heart of the Abbey conservation area. This property enjoys two reception areas, a galley-style kitchen, stairs leading down to a basement, first floor bathroom and a generous garden to the rear. This is a unique opportunity to purchase a grade II Listed period property in a very picturesque part of St Albans.

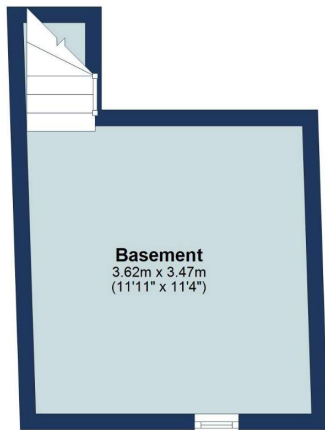
The property is within easy walking distance of both the city centre with its wide range of shopping and leisure facilities, mainline railway station and Verulamium park. It is also conveniently situated to a number of nearby schools.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D

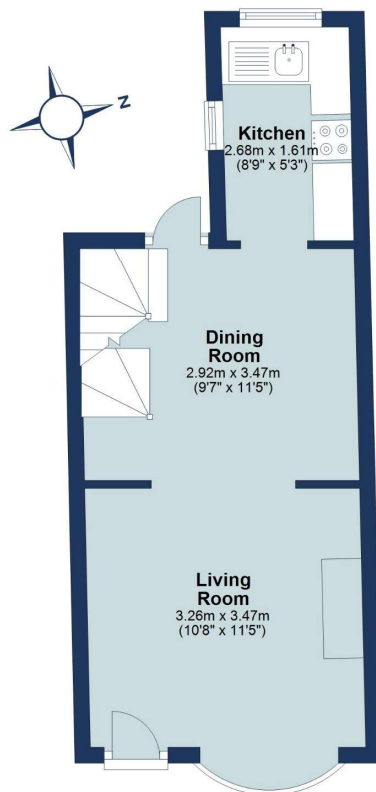




Basement
Approx. 13.6 sq. metres (146.0 sq. feet)



Ground Floor
Approx. 26.4 sq. metres (284.6 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.0 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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