

FOR SALE



Arthur Road, St Albans
Two Bedroom Terrace House


MARTIN&CO



Arthur Road, St Albans

2 Bedrooms, 1 Bathroom

Terrace with side access

- 2 Bed Terraced Cottage
- Shared Side Access
- Private Rear Garden
- Newly Refurbished kitchen
- Popular location

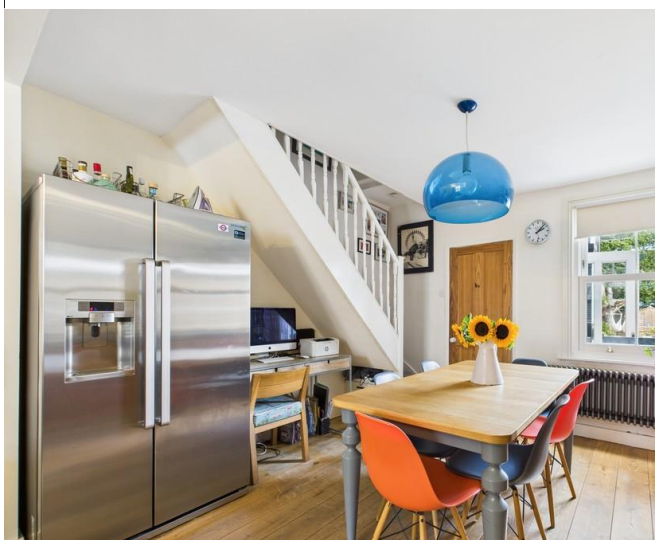
Martin & Co are pleased to present this two-bedroom Mid-Terrace Home on the popular Arthur Road. Situated on the sought-after east side of St Albans, this well-presented two-bedroom mid-terrace home is full of character and period charm. Located on Arthur Road, a popular residential street, the property has many traditional features throughout and offers excellent access to local amenities, parks, highly regarded schools, and transport links.

Ground Floor

The entrance opens into a bright and welcoming open-plan lounge and dining area, complete with a feature fireplace and log-burning stove. The dining area offers generous space for entertaining and leads into the newly upgraded kitchen. The kitchen is fitted with a range of base and wall-mounted units, complemented by stylish worktops, and provides access to the rear garden via a side door.

First Floor

Upstairs, the first-floor landing leads to two well-proportioned bedrooms. The largest bedroom benefits from fitted wardrobes and a sash window to the front aspect, while the second bedroom enjoys views over the rear garden. A family bathroom completes the first floor, featuring a white suite with paneled bath and overhead shower, WC, and wash basin.



Second floor

A staircase leads to the second floor converted loft with velux window. Currently used as a bedroom this space would also be perfect as a office or additional living space.

Outside - The private rear garden is mainly laid to lawn and enclosed by wooden fencing. It features a patio area, two wooden sheds for storage, and benefits from shared side access.

Location - Arthur Road is perfectly positioned for families and commuters alike, within easy walking distance of Fleetville Primary and Beaumont Secondary schools. Nearby green spaces include Fleetville Park and Clarence Park, with the city centre, St Albans mainline station, local shops, a large Morrisons, cafes, and restaurants all just a short stroll away.

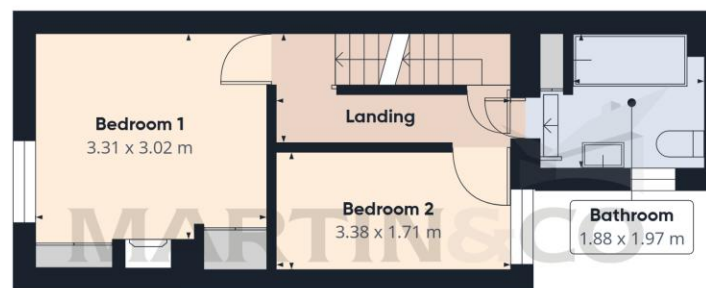
The City of St Albans is a sought after location in the leafy county of Hertfordshire, it offers both historic tradition by way of period properties and a beautiful Cathedral as well as many modern amenities including a vast array of bars and restaurants nestled amongst some fantastic independent shops. The city is also perfectly located for transport links including M1 and M25 as well as the City Station with trains into London St Pancras taking 19 mins. In addition the excellent range of both independent and state schools make St Albans the perfect choice for families and professionals alike.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Intelligent Services Group Ltd who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

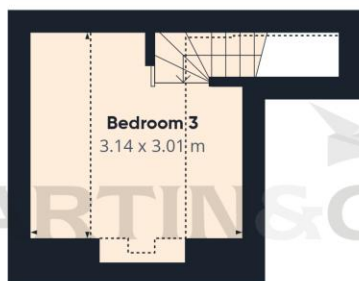




Floor 0



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

Approximate total area⁽¹⁾

60.6 m²

Reduced headroom

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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