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CANBERRA CLOSE
ST ALBANS
AL3 6LP

Asking Price £475,000

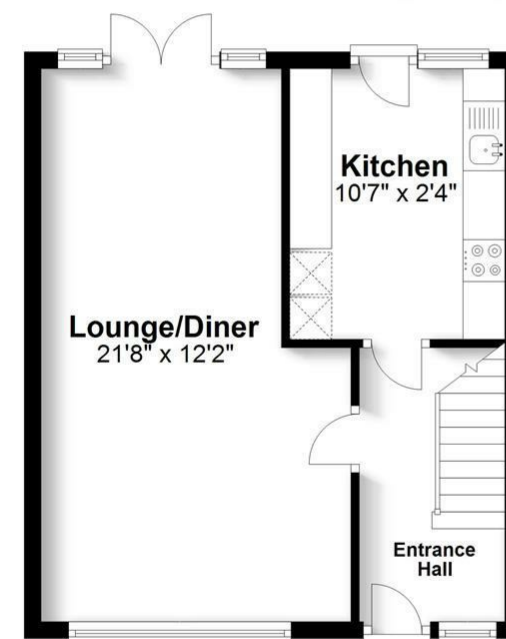


All The Ingredients Needed For A Fabulous Lifestyle

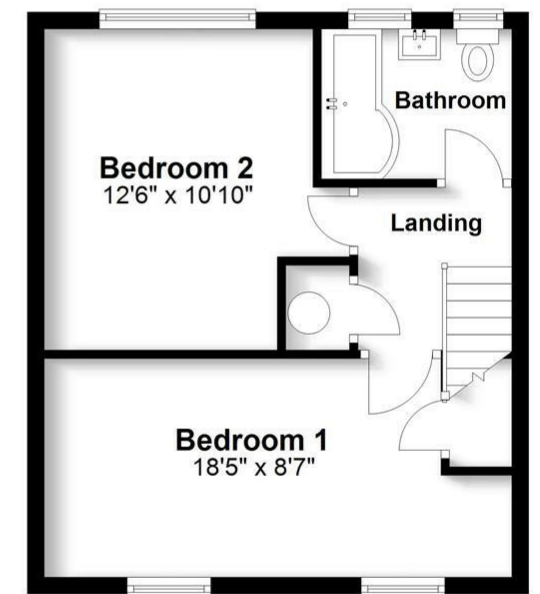
A two double bedroom property situated in this popular area close to the city centre and convenient for local amenities and sought after schools. The property has been improved by the current owner and enjoys generous living accommodation to include entrance hall, lounge/diner, modern kitchen, two double bedrooms and a family bathroom. The lounge/diner is a dual aspect bright room with patio doors leading on to the rear garden. On the first floor, there are two double bedrooms and a stylish modern bathroom. Externally, the property benefits from a low maintenance rear garden with patio area and a front of garden. Further benefits include double glazing, new boiler, single garage and private parking. Canberra Close is conveniently located for the excellent amenities on Beech Road, which include a pharmacy and a 'Tesco' Express and is within the catchment of highly regarded schools. The wide range of shopping and leisure facilities of the city centre remain only a short distance away as does the mainline railway.



Ground Floor
Main area: approx. 393.7 sq. feet
Plus garage, approx. 183.3 sq. feet



First Floor
Approx. 392.2 sq. feet



Main area: Approx. 73.0 sq. metres (785.9 sq. feet)
Plus garage, approx. 17.0 sq. metres (183.3 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

