



2 bedrooms



2 bathrooms



2 receptions



EPC Band D

Council Tax Band:  
E £2,758.72 (2025/26)



A short walk to the City Centre, this lovely 2/3 bedroom house blends contemporary and period features.

### Description

This handsome period property features a neat gated front garden with a chequered tiled pathway leading to the front door. Inside, a bright hallway opens to the open-plan reception and dining area. The front reception room boasts a bay window with white wooden shutter blinds, enhancing the light and airy feel, and a bespoke gas fireplace with a tiled surround. Exposed wood flooring runs throughout the ground floor. The dining area includes fitted shelving and a dresser unit. The modern kitchen offers integrated appliances, generous cupboard space, and patio doors to the garden. The first floor presents a master bedroom with en-suite, a second double bedroom, and a contemporary 4-piece family bathroom. A staircase leads to the loft room, perfect for a home office or study. Outside, an attractive low-maintenance garden with a large patio area is ideal for entertaining, complete with a lawn and planted borders. Council Tax Band E: £2758.72 for 2025/26. Holding Deposit: £519.23. Deposit: £2596.15.

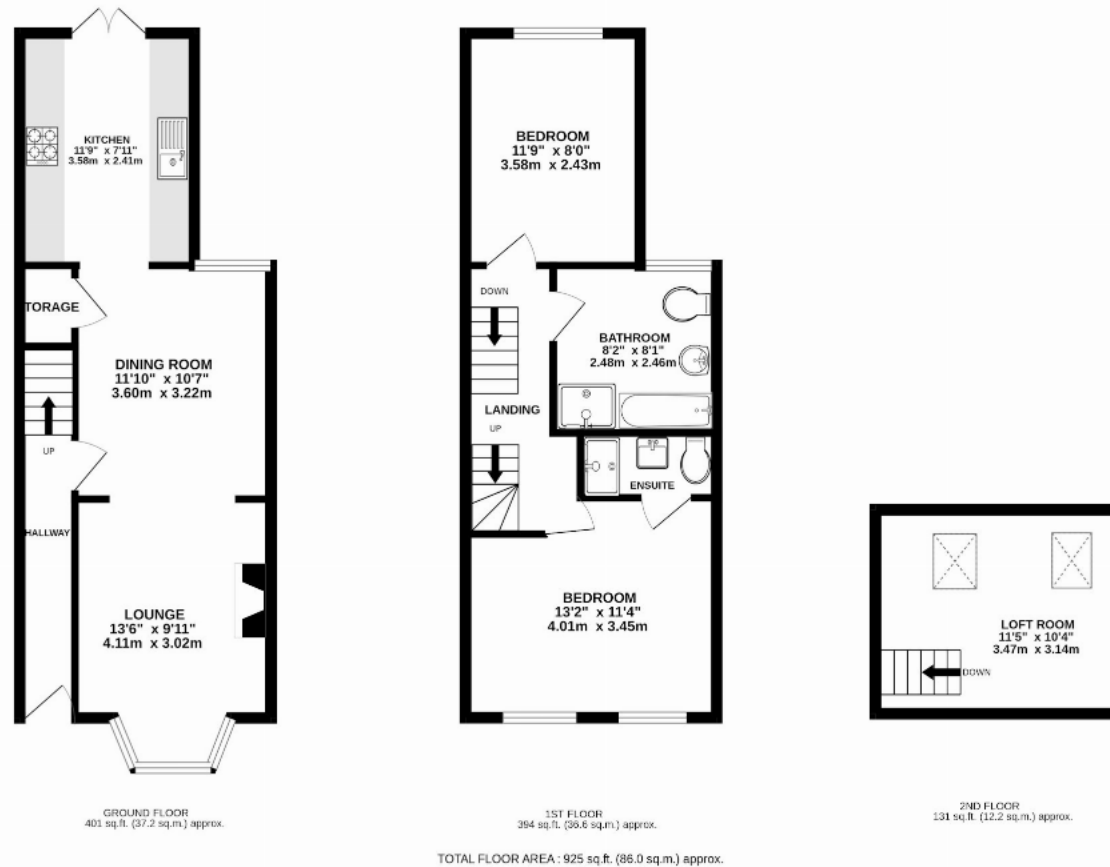
### Location

Kimberley Road is a picturesque character location, a short walk from the City Centre and mainline station. Enjoy wide-ranging amenities, restaurants, cafes, and bars. Verulamium Park and Victoria Park are both within a short walk.









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