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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LADYSMITH ROAD
ST ALBANS
AL3 5QA

Guide Price £700,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Located within the conservation area is this superb Victorian three double bedroom, bay fronted mid terraced property that has been sympathetically refurbished to provide elegant and beautifully proportioned accommodation, whilst retaining a wealth of period detail. The property comprises of an entrance hall, dining room, living room, cloakroom, kitchen, three bedrooms and a family bathroom. Wood flooring starting from the entrance hall flows and connects the two reception rooms. The dining room is a bright room with box bay sash style window whilst the living room is a comfortable room with feature wood burner stove that lends a cosy ambience. The kitchen is fitted with shaker style wall and base units complemented beautifully by granite work top surfaces. Upstairs are three double bedrooms and a stylish family bathroom. The property further features an enclosed rear garden which is mainly laid to lawn with patio area and summer house. Ladysmith Road is quiet street conveniently located for ease of access to the city centre with its extensive shopping and leisure facilities, within the catchment of good schools and near to the mainline railway station. Should you be looking to further enhance the property, (stpp) the house has potential for an internal space of 1264ft giving the purchasers the chance of creating a fabulous home.



Ground Floor
Approx. 438.3 sq. feet



First Floor
Approx. 435.6 sq. feet



Total area: approx. 873.9 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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.

Perfect Fusion of Location And Way of Living

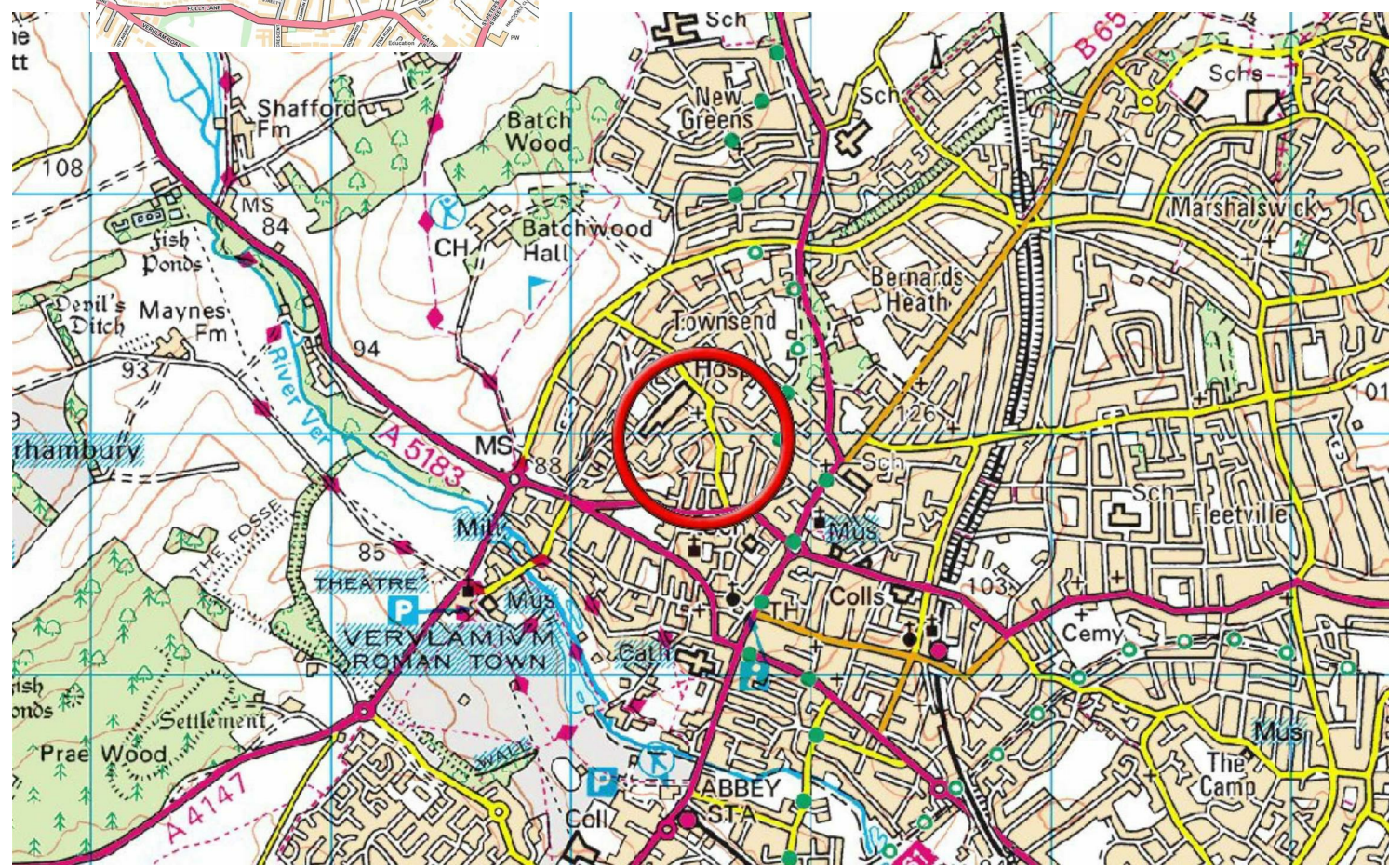
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

Specialists in Bespoke Properties

- Period Cottage
- Bathroom & Cloakroom
- Fully Refurbished Throughout
- Walking To Station & Town
- Three Bedrooms
- Two Reception Rooms
- Potential To Convert Loft stpp
- School Catchment Area

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



