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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAMP VIEW ROAD
ST ALBANS
AL1 5LN

Guide Price £400,000

EPC Rating: G Council Tax Band: D

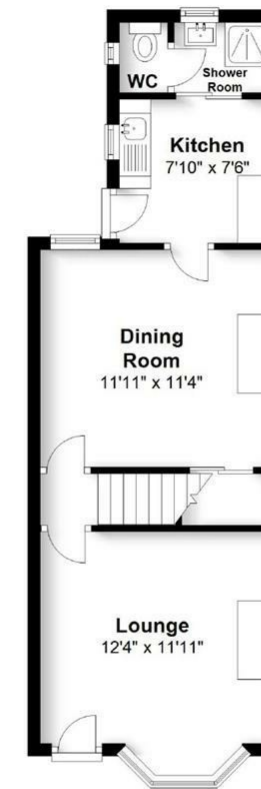


All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity to acquire a house in a sought after location with potential to create accommodation to suit individual requirements and tastes such as this three bedroom, mid terraced property. The property would make the perfect project for the potential owner to create a family home of living spaces that will suit their lifestyles and with obtaining the relevant planning consents, there is potential to convert the loft space into a room (stpp). The property comprises of a bay fronted and well proportioned lounge, a separate dining room with fireplace, a kitchen, downstairs shower room and three bedrooms. Outside the property enjoys a good sized rear garden with gated side access to the front of the property. The property is being sold with the added benefit of no onward chain. Camp View Road is conveniently located approximately 0.8 miles to the mainline railway station linking St.Albans to London, St Pancras which is perfect for the commuter and for families the property is situated close to excellent schools and good local amenities. St. Albans city centre with its vibrant twice weekly market, shopping and leisure facilities remains only a short distance away.



Ground Floor
Approx. 402.3 sq. feet



First Floor
Approx. 401.4 sq. feet



Total area: approx. 803.7 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

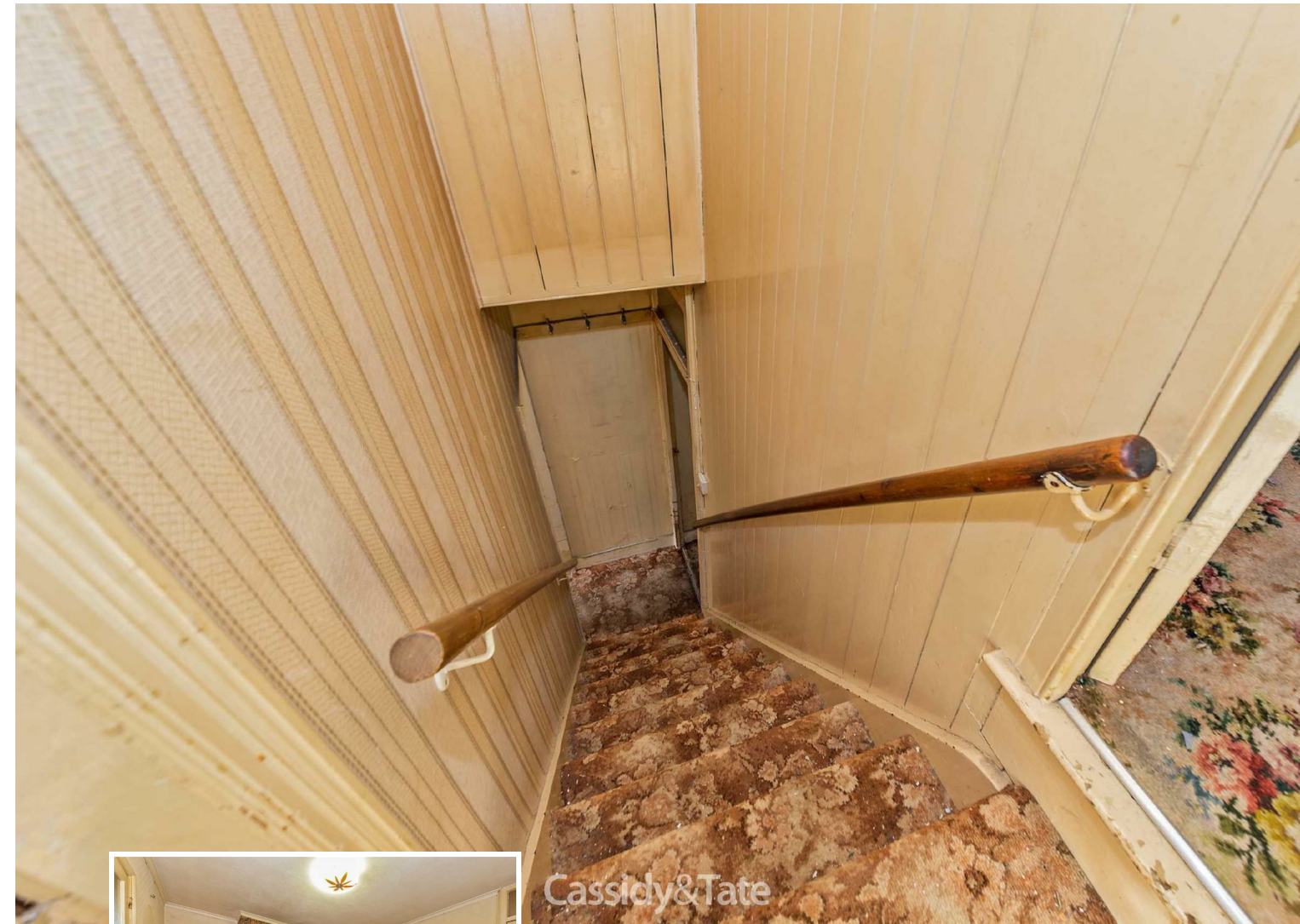
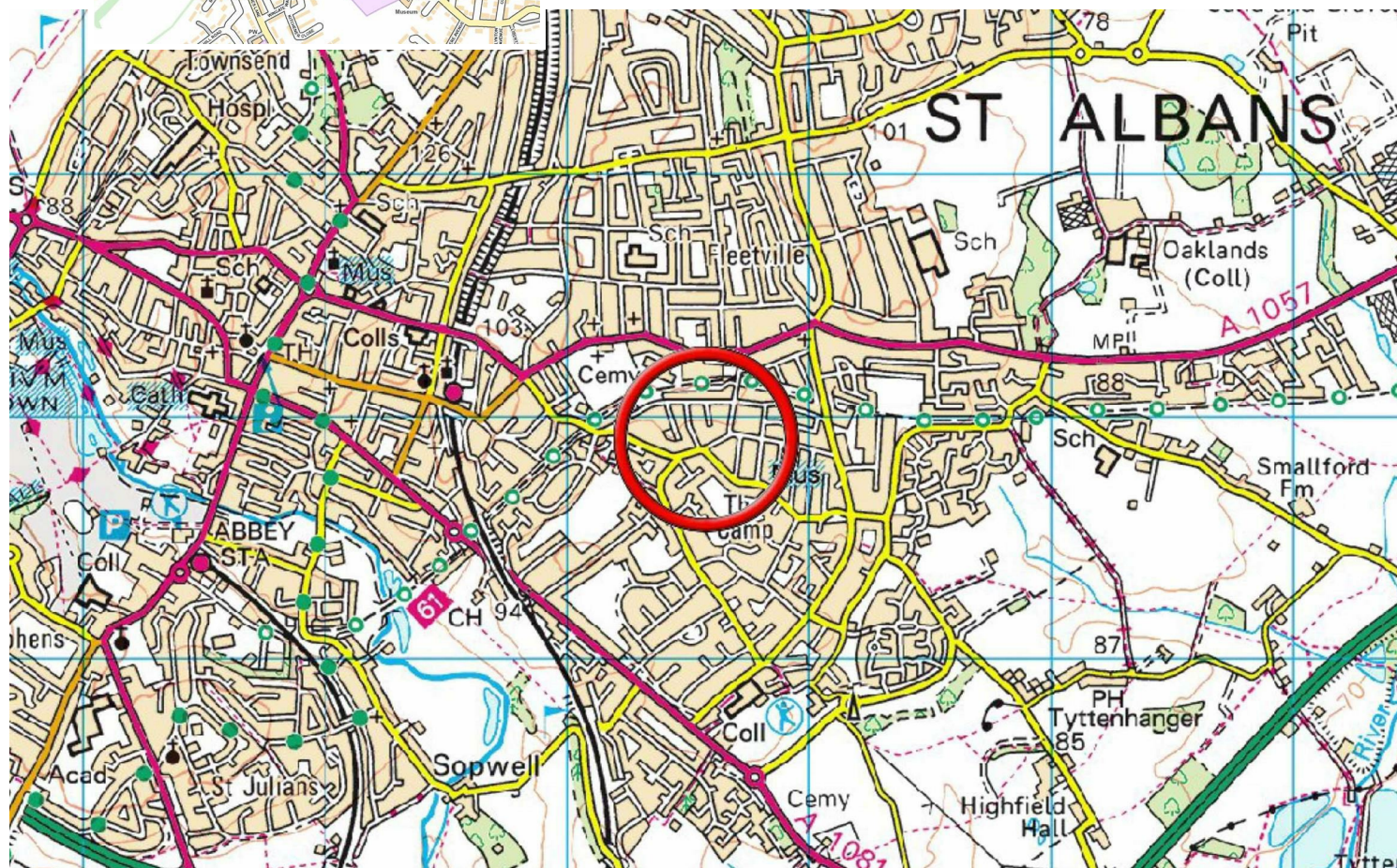
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- Refurbishment Project
- Two Reception Rooms
- Good Size Family Garden
- Walking To Station
- Two/Three Bedrooms
- Downstairs Shower Room
- Potential To Convert Loft (stpp)
- Chain Free

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	



