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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WHEAT CLOSE

ST ALBANS

AL4 9NN

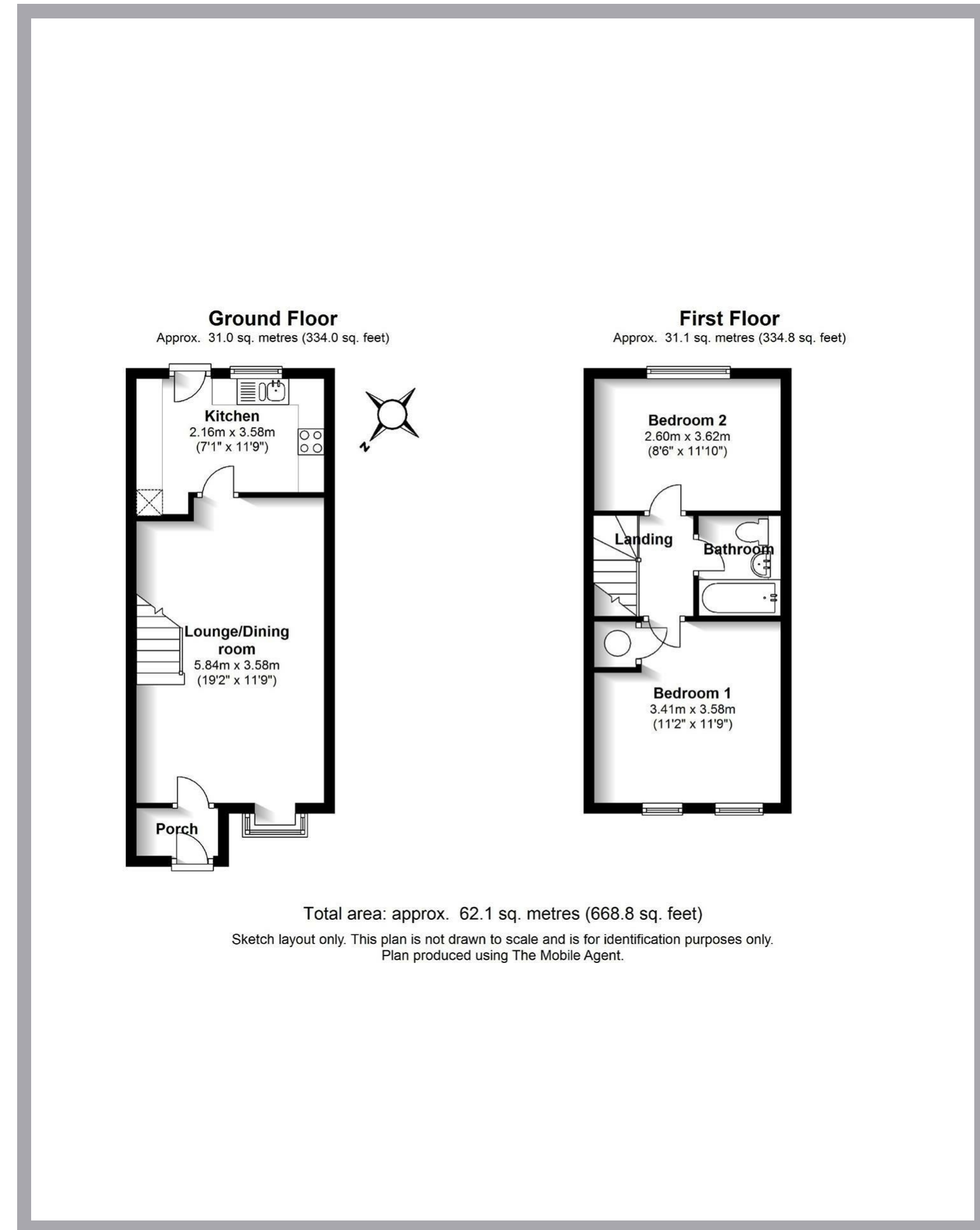
Price £295,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a pleasant cul de sac in the ever popular Jersey Farm residential development is this well presented and spacious two double bedroom terraced home. On the ground floor the well planned living accommodation boasts a light filled 19ft lounge/diner with bay window and a modern fitted kitchen. Two double bedrooms and a modern bathroom complete the upstairs. The property further enjoys a private enclosed rear garden, front garden, a garage en bloc and has recently had new double glazing throughout. Wheat Close is excellently placed for good local schools, including Wheatfields Primary School and Sandringham Secondary School and is conveniently located in close proximity of good local amenities including a 'Tesco' Metro, doctor and dentist surgeries. St Albans with its varied shopping and leisure facilities and the Thameslink railway station remains a short distance away.



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

- Close To Excellent Schools
- Popular Jersey Farm Area
- Lounge/Dining Room
- Recently Double Glazed
- Quiet Cul de Sac Location
- Two Double Bedrooms
- Modern Fitted Kitchen
- Garage En Bloc

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	



