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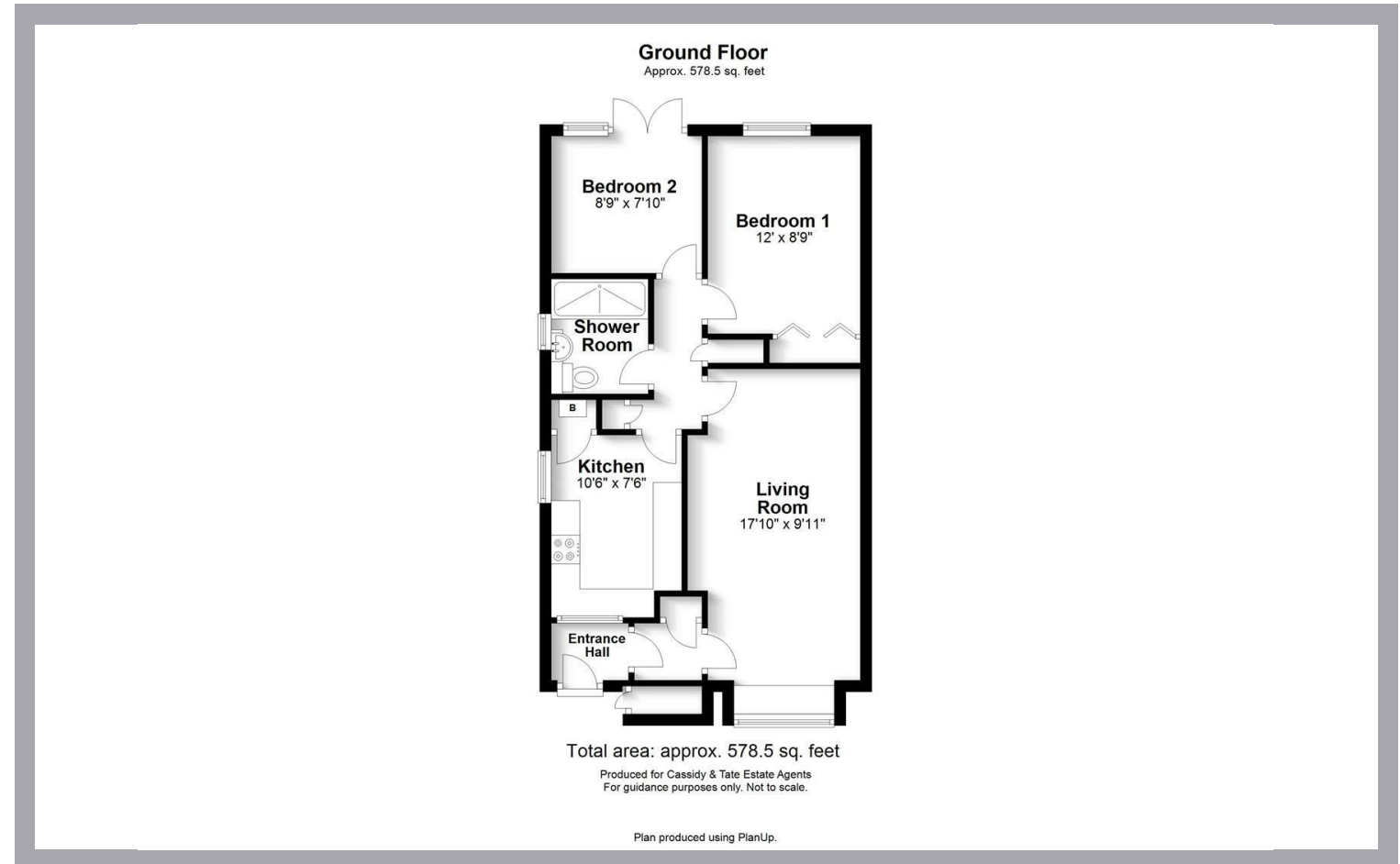
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Cassidy  
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Your Local Experts



Award Winning Agency

HUNT CLOSE  
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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.

# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the popular Jersey Farm development, is this rarely available and much sought after two bedroom semi detached bungalow. This property would make a wonderful home for first time buyers or clients that are looking to downsize. The property features a well proportioned lounge/dining room, fitted kitchen, two bedrooms and a modern shower room. Outside is a small front paved entrance and a delightful rear garden with patio. Hunt Close is being sold with the added benefit of no upper chain. Jersey Farm benefits from a small parade of shops, doctor and dentist surgeries. St Albans city centre and the mainline railway station remain a short distance away.



## Specialists in Bespoke Properties

- Located In Jersey Farm
- Semi Detached
- Sunny Rear Aspect
- Single Garage
- Sought After Bungalow
- Two Bedrooms
- Chain Free
- Potential To Extend STPP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			1
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

