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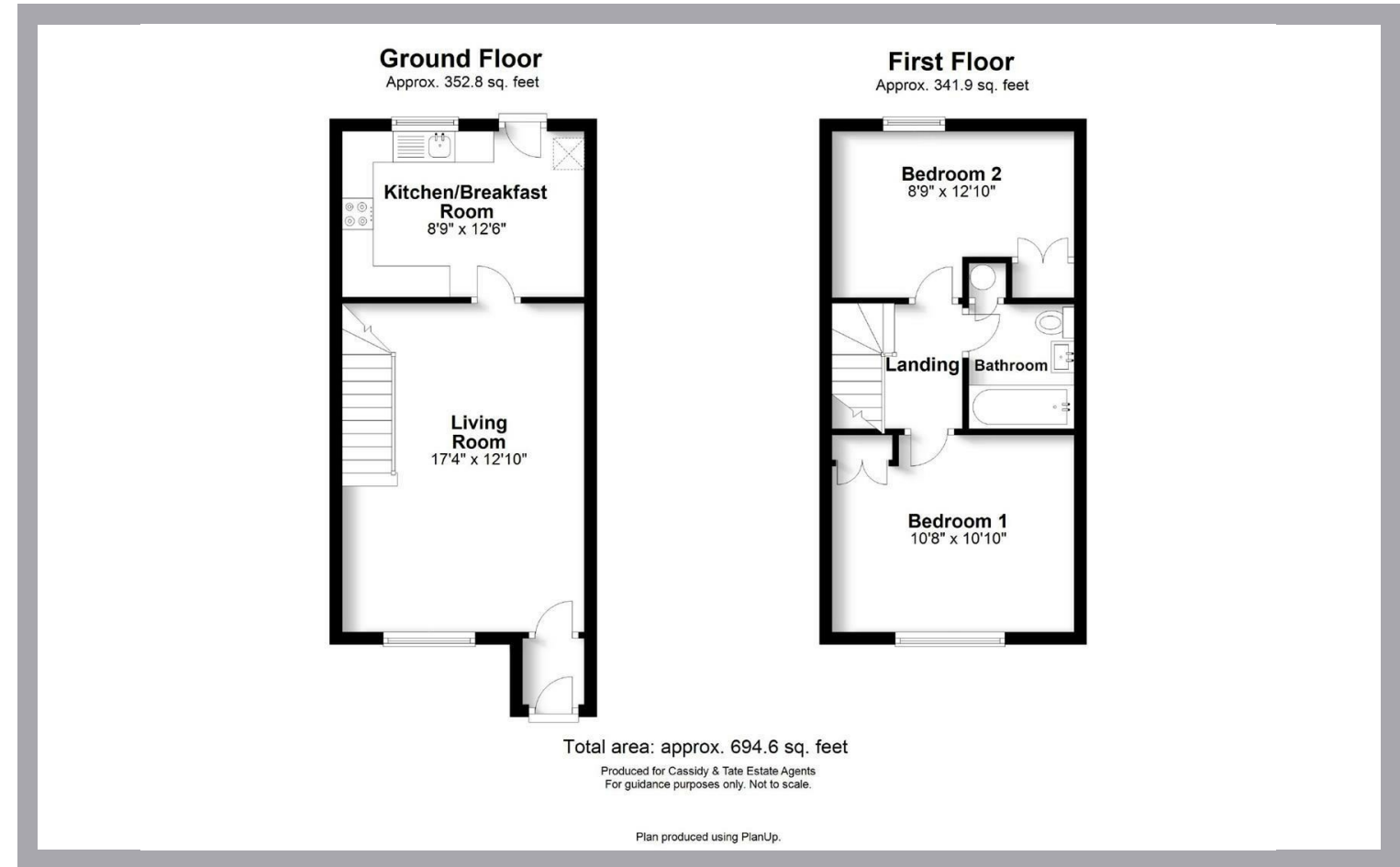
Award Winning Agency

LARKSWOOD RISE
ST ALBANS
AL4 9JU



All The Ingredients Needed For A Fabulous Lifestyle

A sought after two double bedroom terrace property offered for sale with no upper chain enjoying a cul de sac location in this ever popular development. The ground floor accommodation consists of main lounge/dining room and kitchen with two double bedrooms both with built in wardrobes and bathroom on the first floor. The property requires a degree of updating but offers the opportunity for any new owner to create a lovely home. Larkwood Rise is a popular residential area in Jersey Farm and is conveniently positioned for excellent schools and good local amenities including a 'Tesco' metro, a doctor and dentist surgeries and eateries. St Albans city centre and the mainline railway station remain only a short distance away.



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.



Specialists in Bespoke Properties

- Two Double Bedroom House
- No Upper Chain
- Cul De Sac Location
- Jersey Farm Development
- Garage En Bloc
- Main Lounge/Diner
- Updating Required
- Near Popular Schools

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	

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