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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

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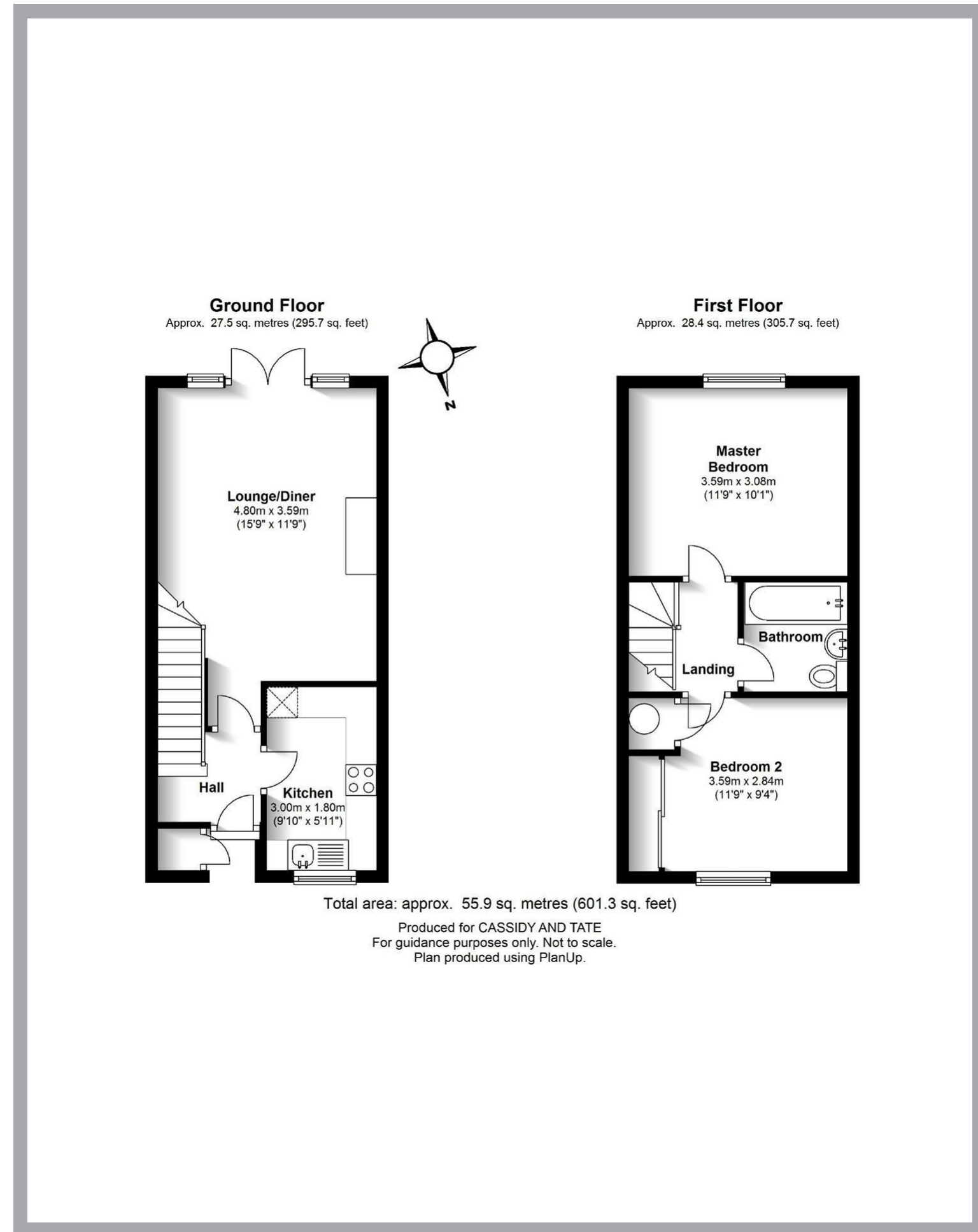
Guide Price £459,950

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Positioned close to the heart of the City Centre and sitting comfortably amongst other modern properties, is this delightful two double bedroom end of terrace home that is conveniently situated for ease of access to the St Albans bustling town centre and the mainline railway station, linking St Albans to London, St Pancras. The current owners have refurbished this property creating a contemporary ambience throughout that is combined with a flexible floorplan. On the ground floor the property enjoys a lovely lounge/diner that flows into the garden from the double patio doors. The fitted kitchen comes complete with solid oak wall and base units, built in oven, ceramic hob, stylish cooker hood and a integrated dishwasher. On the first floor are two double bedrooms and a stylish bathroom suite. The property is further complemented by a front garden, a fully enclosed southerly facing well tended rear garden and also comes with the added bonus of two privately allocated parking spaces. Situated close to Bernards heath.



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

- Two Bedroom House
- Lounge/Diner
- Private Rear Garden
- Close To City Centre
- Freehold
- Family Bathroom
- Allocated Parking
- Walking To Main Line Station

| 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 | |



