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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SOPWELL LANE
ST ALBANS
ALI IRN

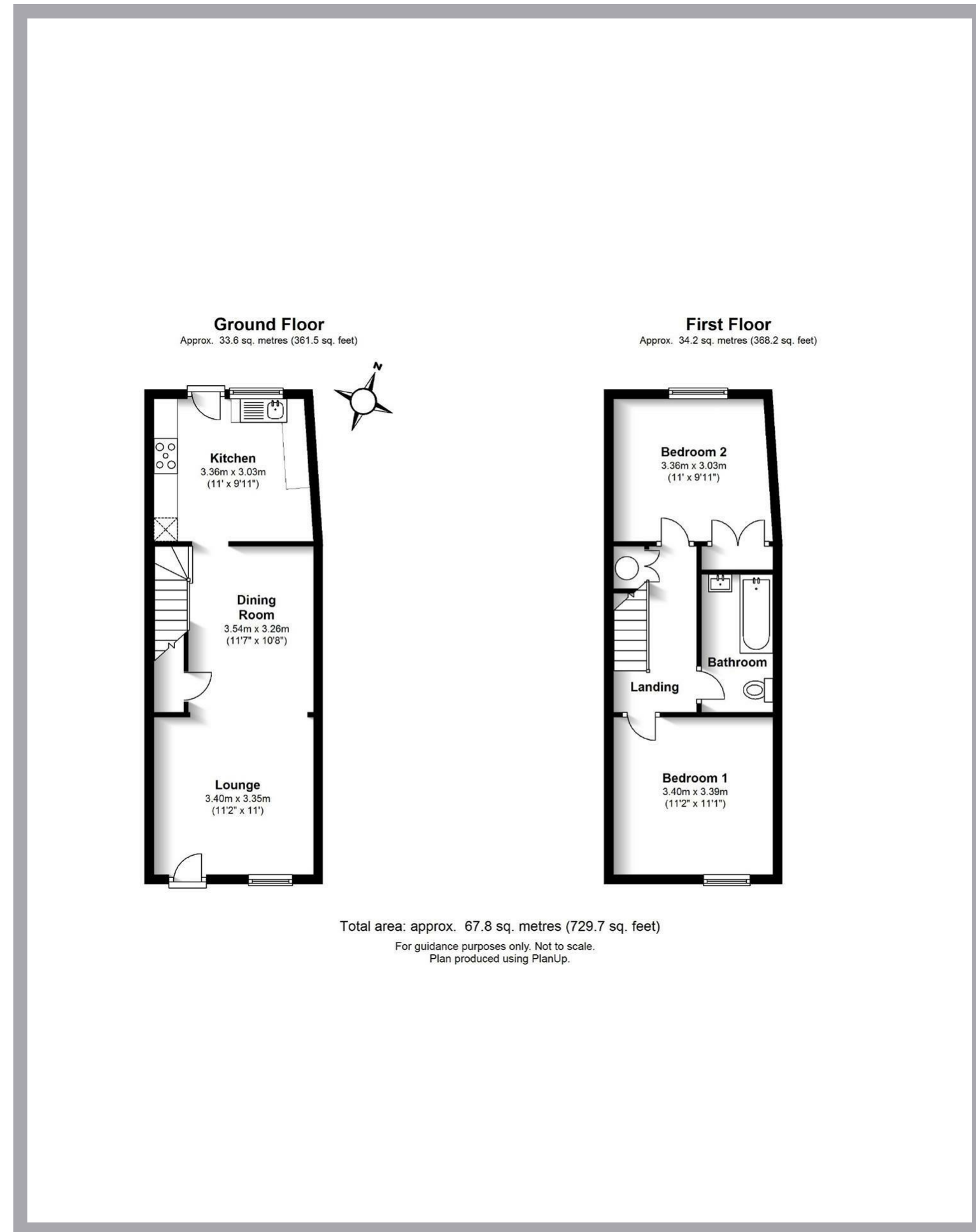
Guide Price £480,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A rarely available Victorian Cottage situated within the very heart of St. Albans picturesque conservation area offering a wealth of charm. The property has been sympathetically improved combining character and modern finishing touches perfectly. Features include two double bedrooms, two reception rooms, upstairs bathroom suite, recently fitted modern kitchen and an attractive low maintenance garden and parking is available on a first come first served basis. Sopwell Lane is only a short distance away from the bustling City Centre, with its extensive shopping, bars and leisure facilities, plus the beautiful sights of the Cathedral and Verulamium. The mainline railway station, linking St. Albans to London, St Pancras, remains only a short distance away.



Perfect Fusion of Location And Way of Living

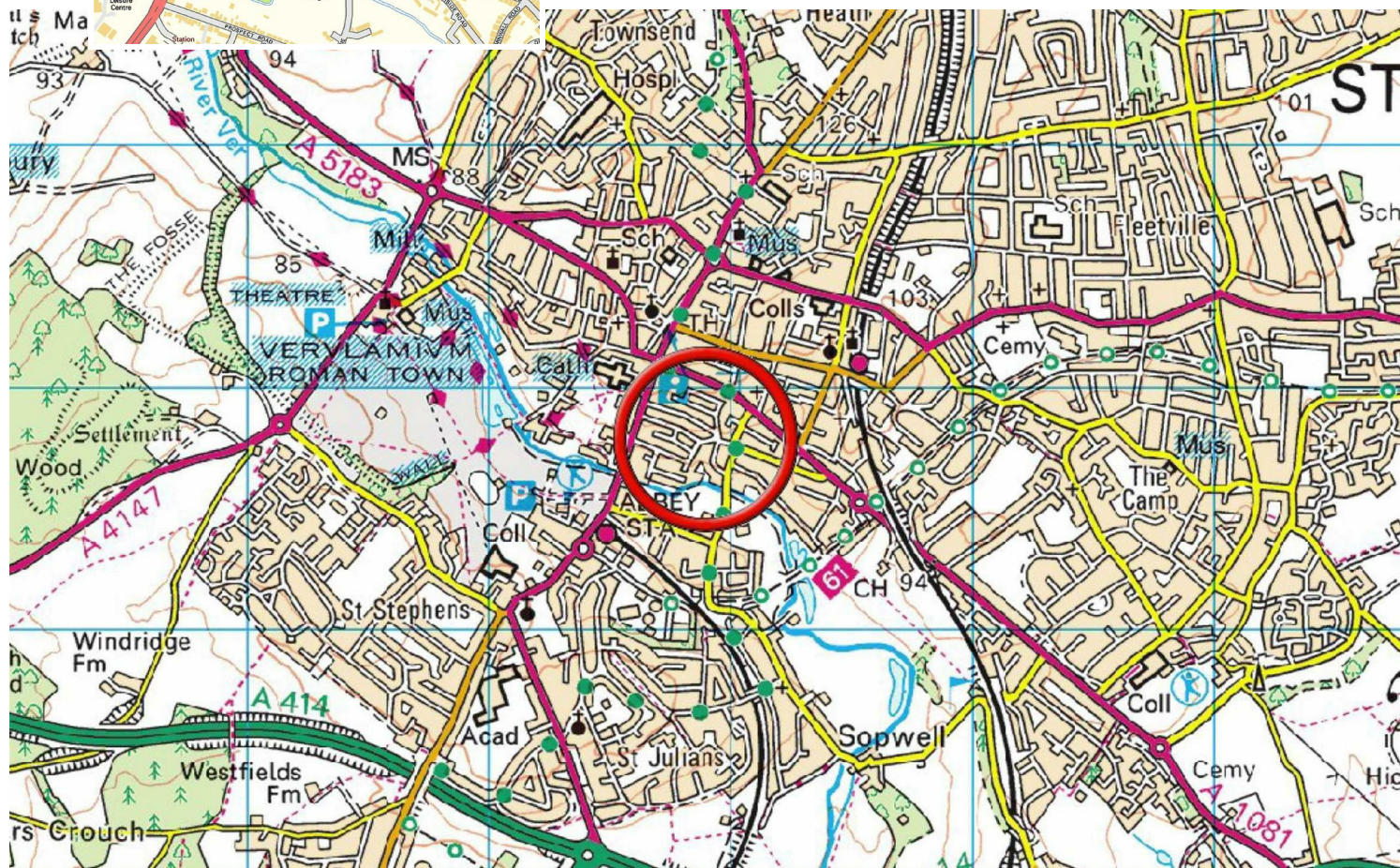
Why Cassidy & Tate

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

- Period Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Low Maintenance Garden
- Prime Location
- Upstairs Bathroom
- Sash Style Windows
- Walking To Town & 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



