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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

ELIZABETH COURT

ST ALBANS

AL4 9JD

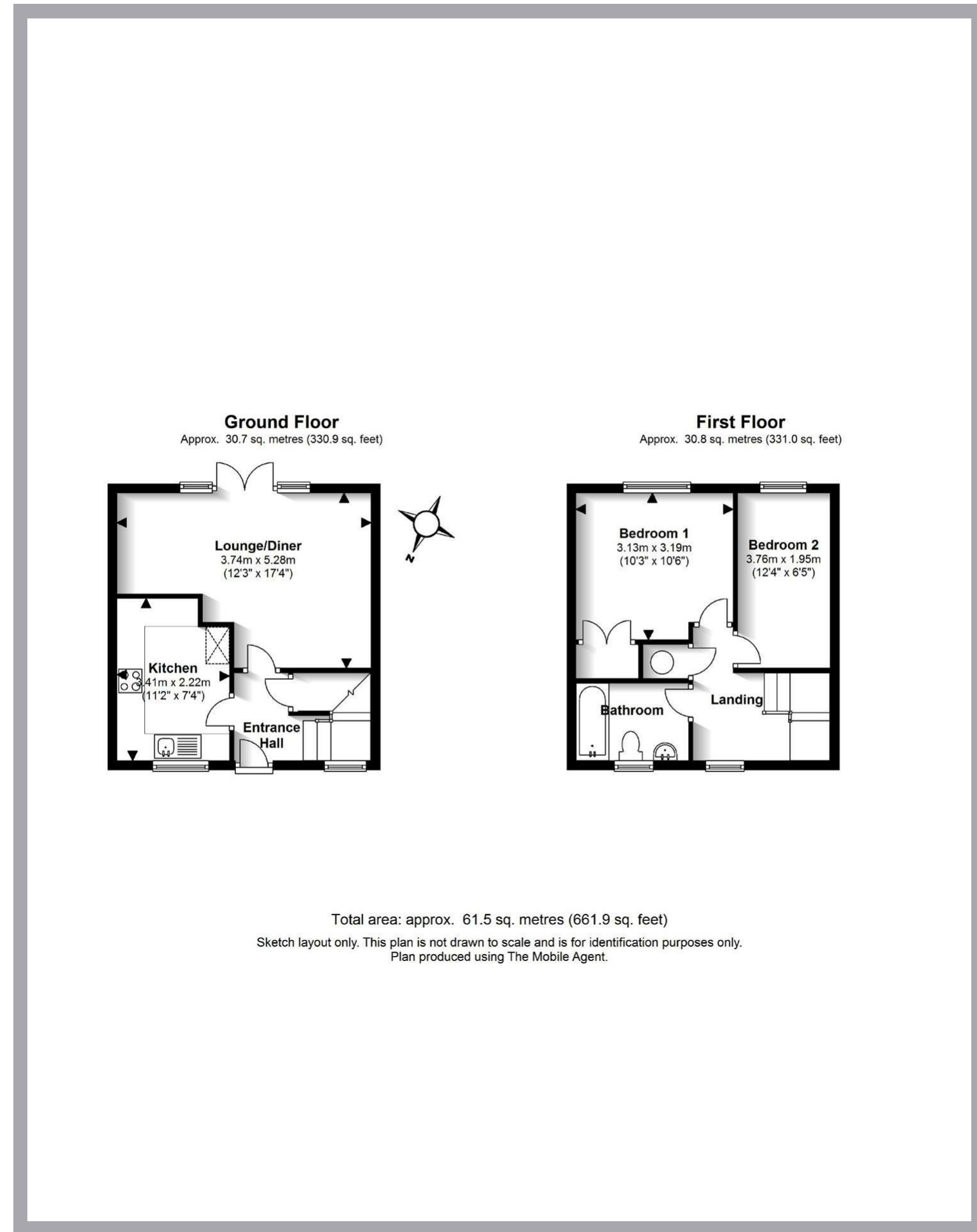
Price £274,950

EPC Rating: G Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

This delightful and very well presented two bedroom house is nestled in a quiet cul de sac in the popular area of Jersey Farm. The property benefits from many features to include a lounge/diner, fitted kitchen, two good sized bedrooms and a bathroom. The property is further complemented by an attractive landscaped rear garden and a garage en bloc. Jersey Farm is located to the North East side of St Albans and benefits from its own parade of shops, doctor and dentist surgeries. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away.



# Perfect Fusion of Location And Way of Living

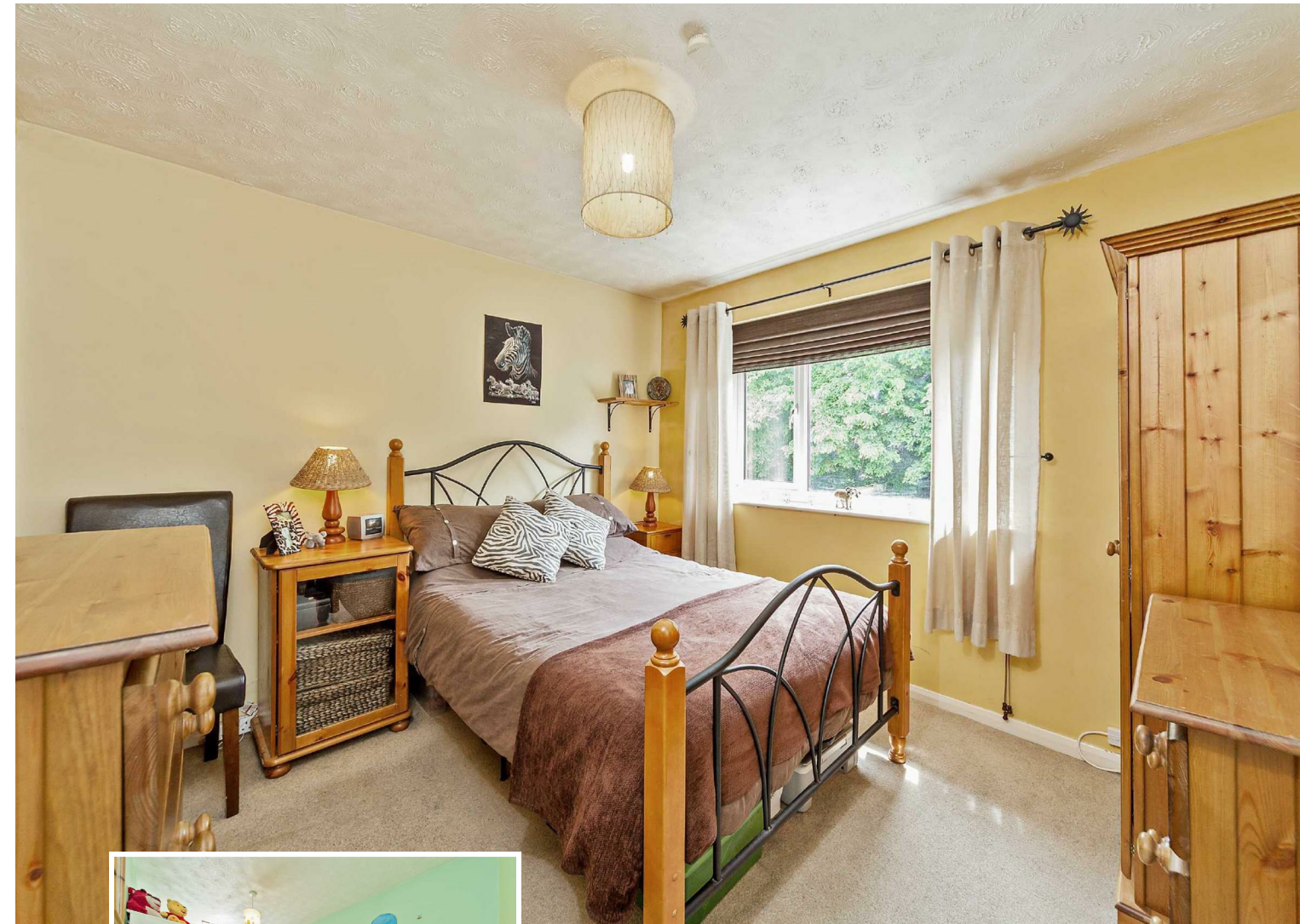
## Why Cassidy & Tate

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

- Cul de Sac Location
- Two Bedrooms
- Fitted Kitchen
- Landscaped Rear Garden
- Mid Terraced Property
- Lounge/Diner
- Bathroom
- 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	



