

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NEWGATE CLOSE
ST ALBANS
AL4 9JE

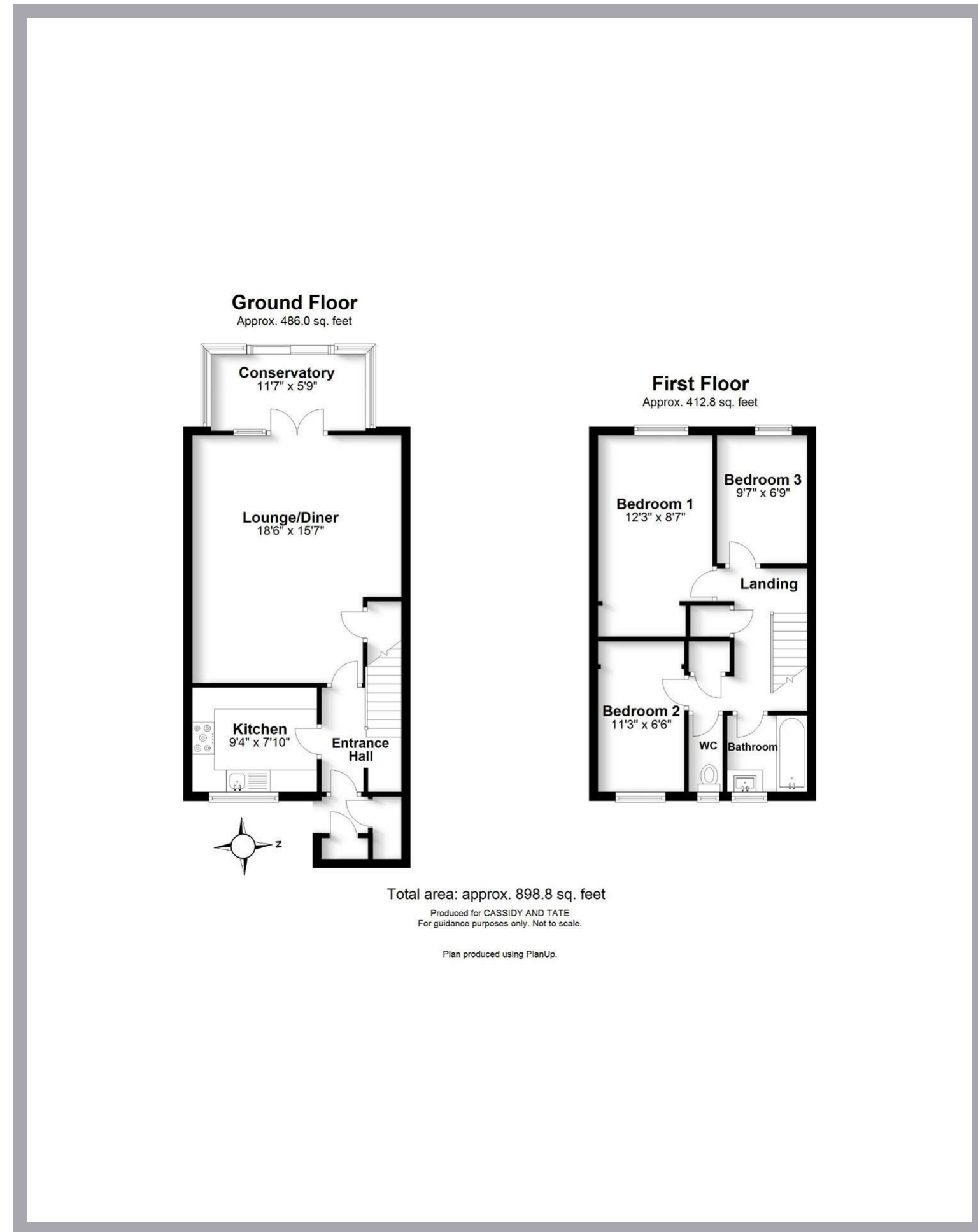
Price Guide £365,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no onward chain is this three bedroom mid terraced property, situated to the South East side of St. Albans, in the popular residential development of Jersey Farm. In need of some updating, enabling the prospective purchaser to modernise and decorate to one's own tastes, internal living accommodation comprises of an entrance hall, kitchen to the front of the property, an 18ft lounge/diner and conservatory on the ground floor. Upstairs are two double bedrooms, a third bedroom, bathroom and separate w.c. The property benefits from a fully enclosed, low maintenance rear garden with gated rear access and a garden shed. To the front of the property is a brick paved path leading to the front door and two useful, attached brick storage sheds with covered porch. Further benefits include gas central heating and double glazing throughout. Newgate Close is located within the catchment of highly acclaimed primary and secondary schools and in close proximity to good local amenities including a 'Tesco' metro, hairdressers, and doctor and dentist surgeries. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station, linking St. Albans to London, St Pancras, remains 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.

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

- Three Bedroom Terrace House
- Large Lounge/Dining Room
- Bathroom With Separate WC
- Overlooking Green
- Requiring Updating
- Kitchen With Hob & Oven
- Quiet Location
- No Above Chain

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	



