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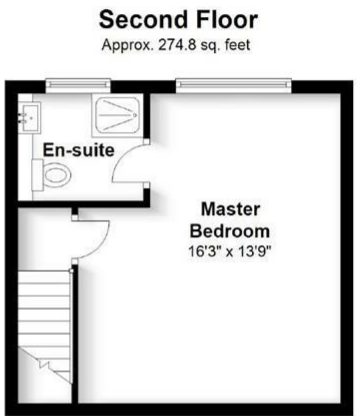
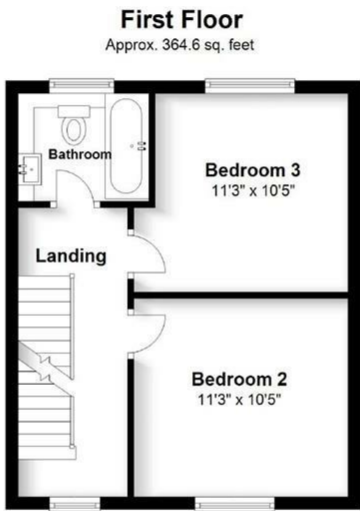
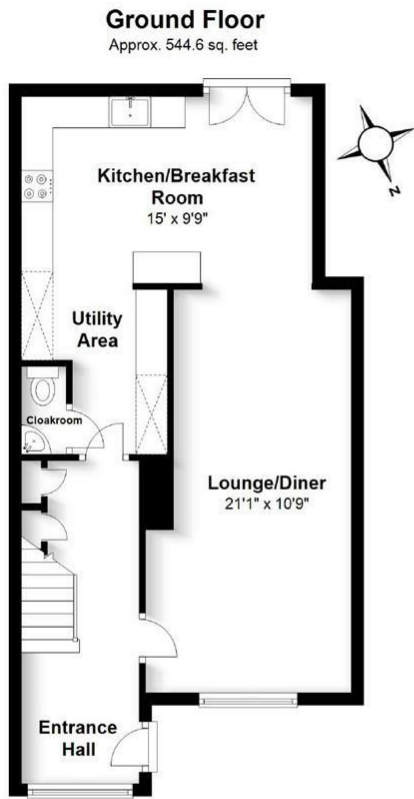
BISHOPS CLOSE  
ST ALBANS  
AL4 9AR

Guide Price £650,000



# All The Ingredients Needed For A Fabulous Lifestyle

This spacious, refurbished, three-bedroom mid-terraced home, of just under 1200 sq ft, is located in Marshalswick, making it an ideal family home. The property features an open-plan lounge/diner, kitchen/breakfast room, and utility room on the ground floor. The first floor includes two double bedrooms and a family bathroom, while the master bedroom with an en-suite is on the second floor. The property's interior is stylish and luxurious, with a tasteful colour palette, wood flooring, and underfloor heating. The lounge/diner flows into the kitchen/breakfast room, creating a perfect space for entertaining or relaxing with family. The family bathroom and en-suite shower are equipped with modern fittings and underfloor heating. The property also includes a low-maintenance rear garden with a patio area and a detached summer house. Situated in the highly regarded Marshalswick area, Bishops Close is close to excellent amenities at the Quadrant Parade and within the catchment of excellent schools. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, which is one of the oldest and most impressive cathedrals in the country. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of art galleries, theatres, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far. Overall, St Albans is a picturesque and historic city that offers a blend of heritage, culture, and natural beauty.

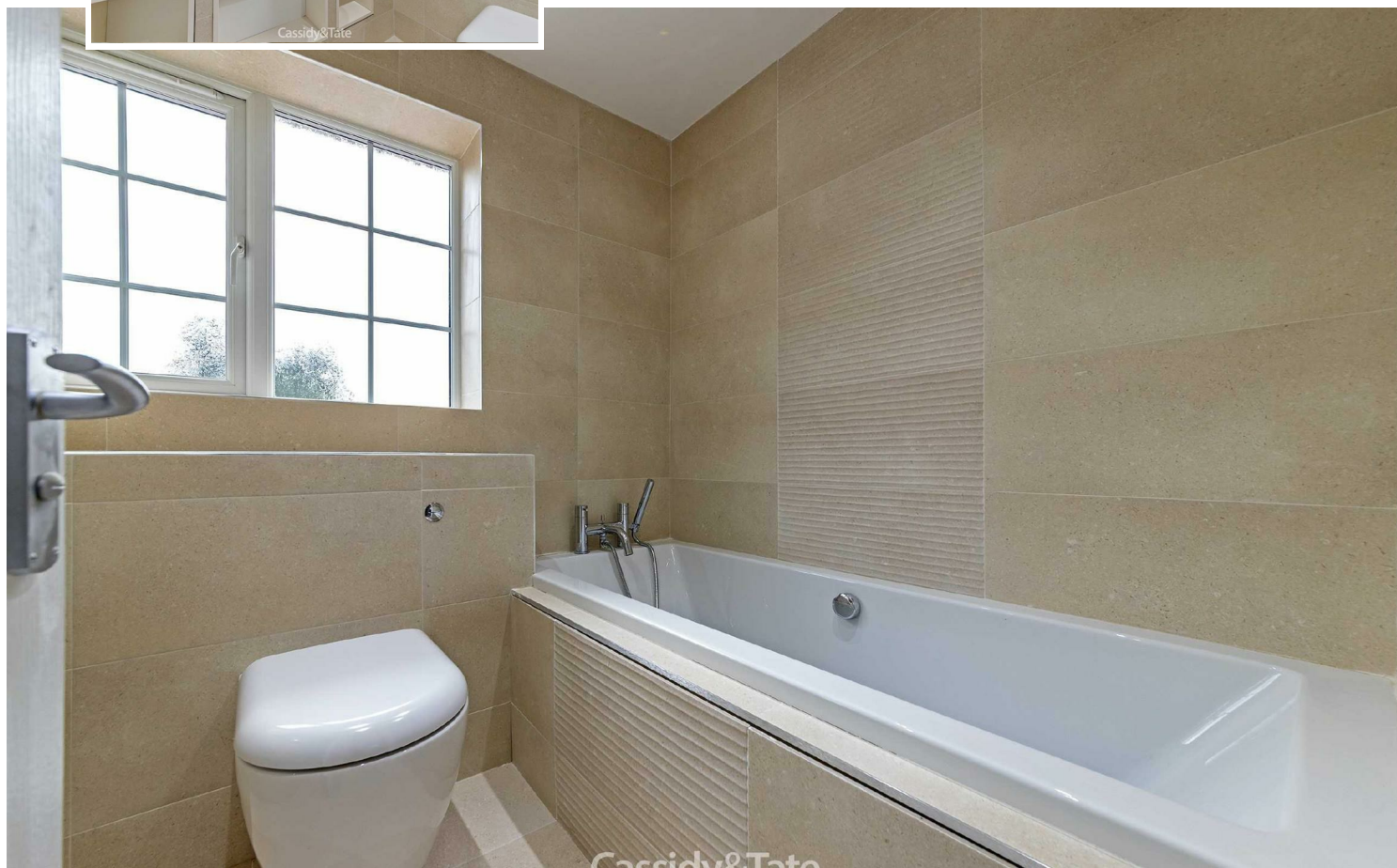


Total area: approx. 1184.0 sq. feet  
Produced for CASSIDY AND TATE  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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 Double Bedrooms
- Family Bathroom & Cloakroom
- Lounge/Dining Room
- No Onward Chain
- Principal Bedroom En-Suite
- Kitchen/Breakfast Room
- Large Level Garden
- Walk To Sandringham School

| 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                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 74                      | 84        |
|                                             |  | EU Directive 2002/91/EC |           |

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

