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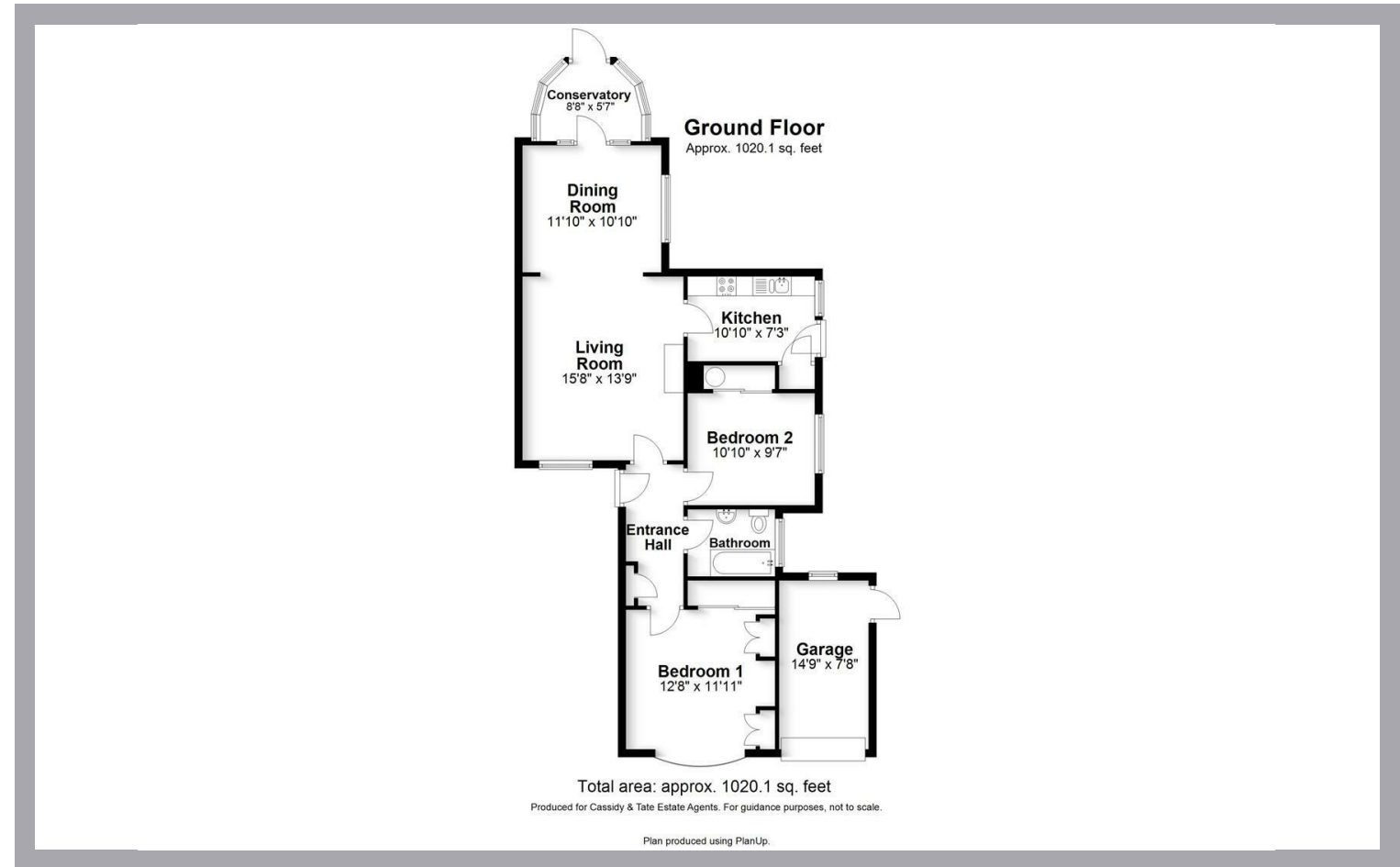
Award Winning Agency



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

SWANS CLOSE  
ST. ALBANS  
AL4 0TL

Offers In The Region Of £600,000



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.

# All The Ingredients Needed For A Fabulous Lifestyle

An extended two bedroom detached bungalow offered for sale with no upper chain and conveniently located in a peaceful cul-de-sac location on the eastern side of the city. The accommodation includes a large lounge/dining room with a pleasant summer room leading to the rear garden, kitchen, bathroom and two double bedrooms. Outside, there is a side and rear garden and the property is set back with a decent size front garden with potential for additional off road parking. There is a single garage and driveway. Please note evidence of Japanese Knotweed has been detected from a neighbouring property and a survey has been carried and a programme for treating agreed. St Albans is an historic city situated in Hertfordshire, England. It is renowned 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 impressive St Albans Cathedral. The city centre is charming, with a mix of medieval and Georgian architecture, cobbled streets, traditional pubs and independent shops. St Albans also boasts beautiful green spaces like Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics.



## Specialists in Bespoke Properties

- Detached Bungalow
- Living/Dining Room
- Garage & Garden
- Council Tax E £2,687
- Two Bedrooms
- Summer Room
- No Upper Chain
- Cul De Sac

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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