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Cassidy
&Tate
Your Local Experts



Award Winning Agency

SOPWELL LANE
ST. ALBANS
AL1 1RW

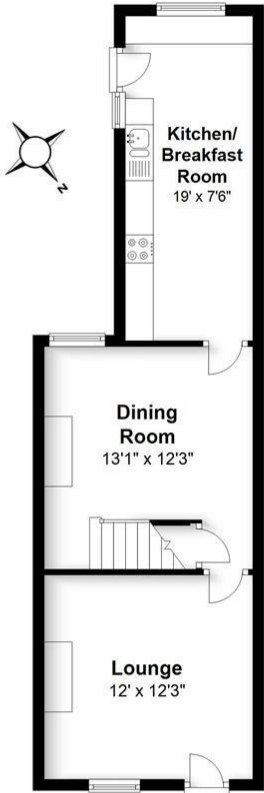


All The Ingredients Needed For A Fabulous Lifestyle

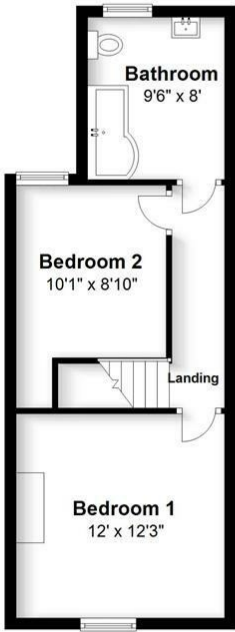
Charming on the outside with a modernised interior works well in this deceptively spacious two bedroom terraced property. The property is situated in a prime location, moments away from the vibrant city centre, and mainline railway station, and is surrounded by Roman Heritage. Internally the property has been fully re-furbished to a lovely standard throughout and features a well balanced lounge, fitted kitchen/breakfast room, two double bedrooms and a stylish family sized bathroom. Character features such as sash style windows are paired with a contemporary ambience making the living spaces feel comfortable and welcoming. The kitchen has been fitted with modern white wall and base units with contrasting worktop surfaces and the bathroom is fitted with a stylish three piece white suite. Outside the property features a courtyard rear garden with timber boundary fencing. Parking for the property is available by obtaining the necessary permits. Sopwell Lane sits amongst similar properties in a sought after conservation area, close to the beautiful open spaces of Verulamium park and St. Albans Cathedral.



Ground Floor
Approx. 455.6 sq. feet



First Floor
Approx. 389.3 sq. feet



Total area: approx. 844.8 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

- Two Bedrooms
- Dining Room
- City Centre Location
- Private Rear Garden
- Lounge
- Kitchen/Breakfast Room
- Family Bathroom
- Period Cottage

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

