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**Cassidy
& Tate**
Your Local Experts



Cassidy&Tate



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Award Winning Agency



www.cassidyandtate.co.uk

**DELLFIELD
ST ALBANS
AL1 5EZ**

Guide Price £325,000

EPC Rating: G Council Tax Band: A



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Positioned in an excellent location for easy access to the mainline railway is this one double bedroom end of terrace property which would make the ideal purchase for a first time buyer, commuter or professional. A front door leads into the lovely open plan living and kitchen areas, and a cloakroom on the ground floor. Upstairs is a 13ft bedroom and a good sized bathroom. The owner of this property has re-furbished the property throughout using a high quality of fixture and fittings which include underfloor heating in the living and kitchen areas, integrated appliances including a built in oven with stylish hob and hood over, washer/dryer, dishwasher and a fridge/freezer. White high gloss wall and base units in the kitchen area are complimented beautifully by granite work top surfaces whilst a tasteful colour palette of neutral colours creates bright and airy living accommodation. The bathroom has also been fitted with a fashionable white bathroom suite comprising of bath with shower, sink with vanity unit under and a concealed low level w.c. Outside the property enjoys a private and landscaped rear garden with steps leading to the patio area and side gated access to the front of the property. The property is situated close to the train station which links St. Albans to London, St. Pancras and the excellent shopping and leisure facilities of the city centre.



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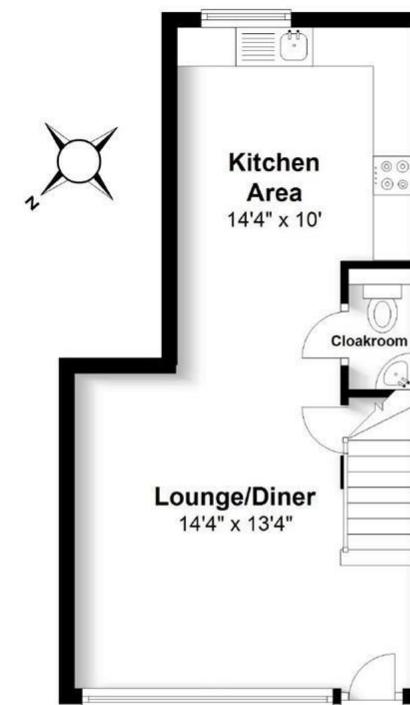
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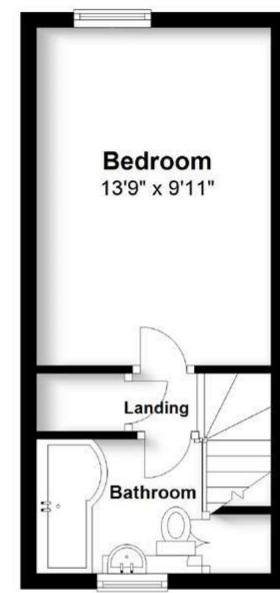
Ground Floor

Approx. 337.5 sq. feet



First Floor

Approx. 225.2 sq. feet



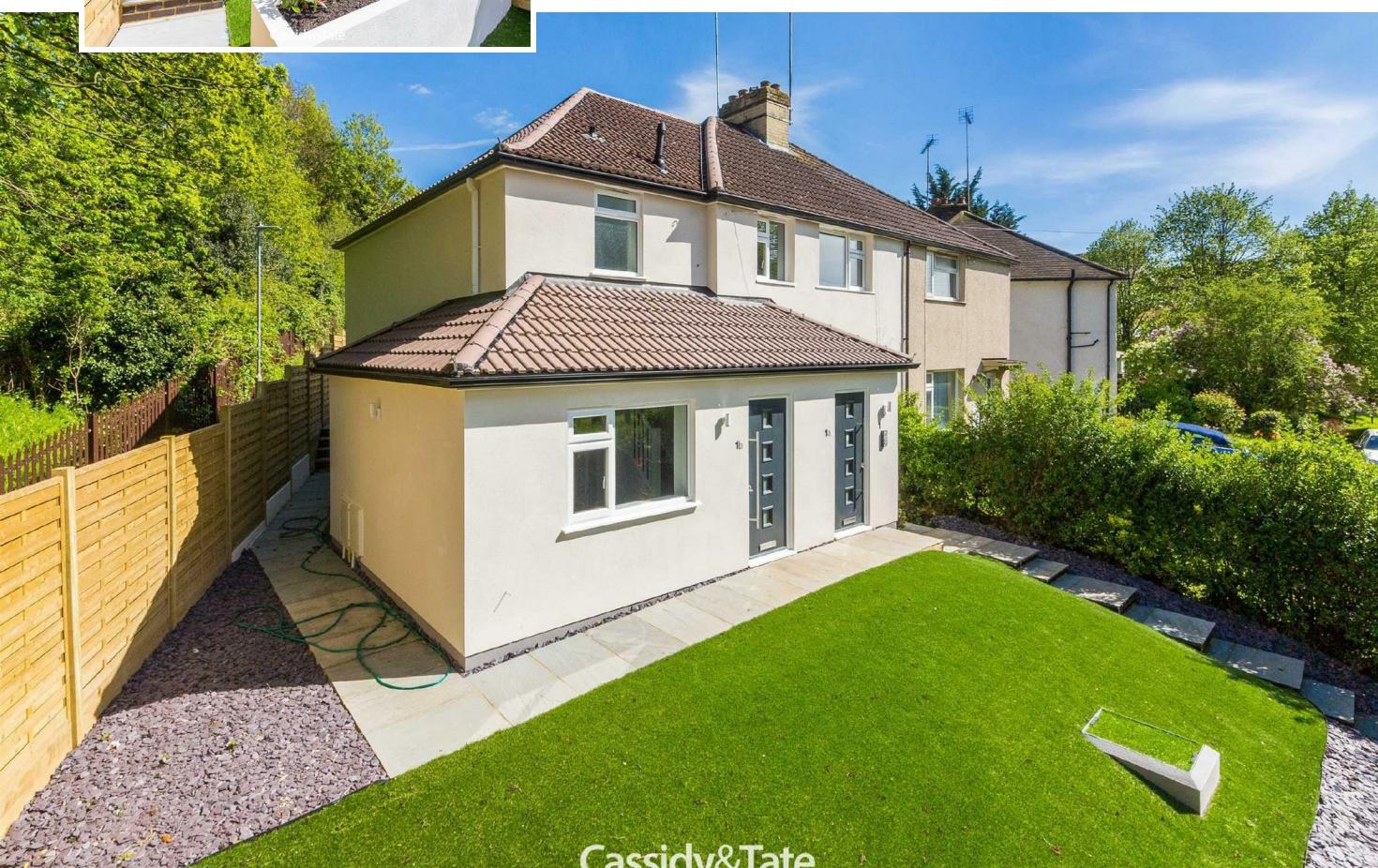
Total area: approx. 562.7 sq. feet

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



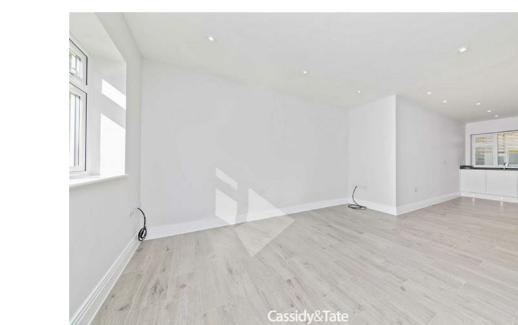
Why Cassidy & Tate

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*

- End Of Terrace House
- Share Of Freehold
- Integrated White Good
- Private Garden & Chain Free
- One Double Bedroom
- Fully Refurbished Throughout
- Granite Work Tops
- Walking To Station & Town

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	1	1	
EU Directive 2002/91/EC			

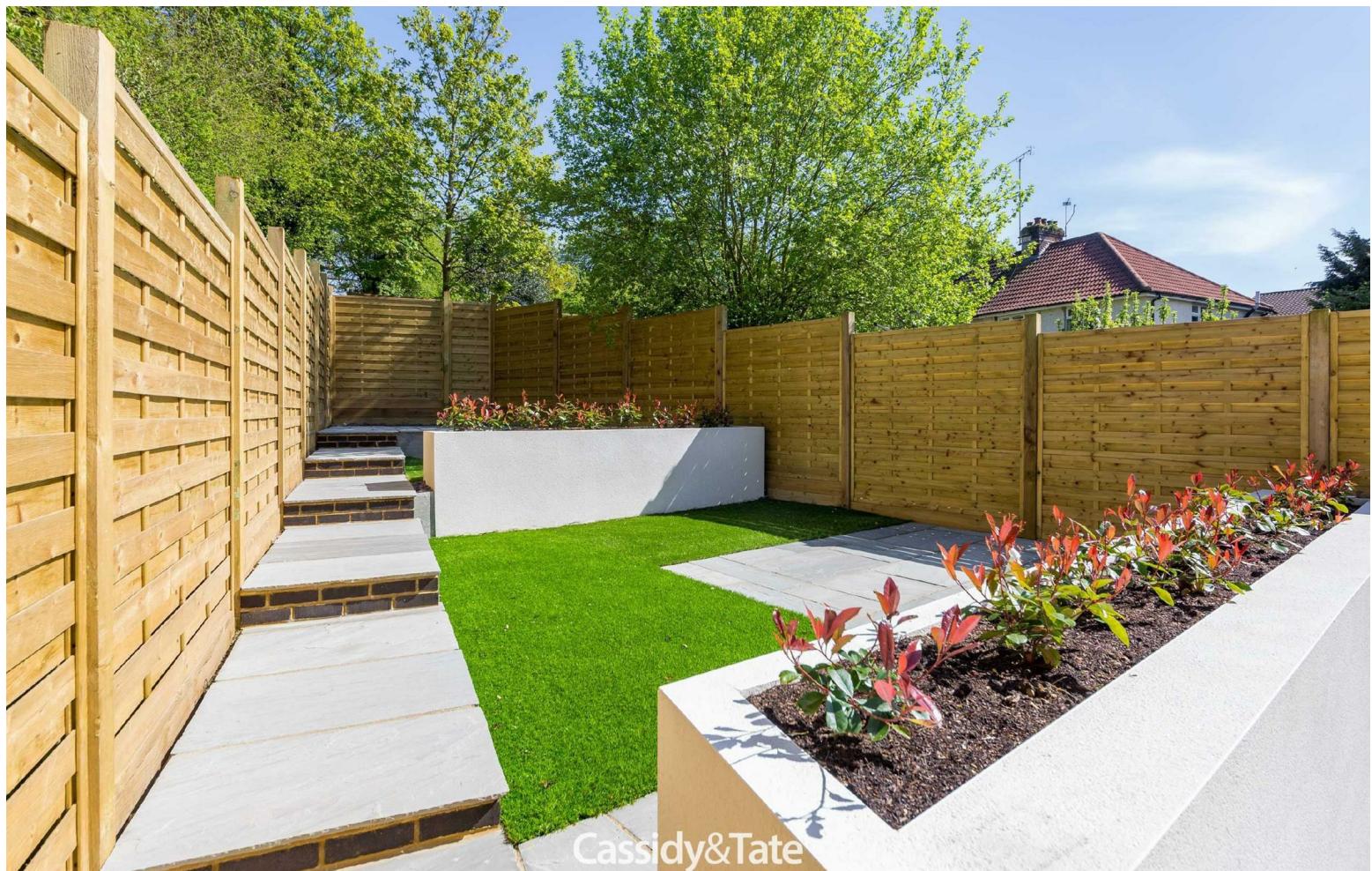




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