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ELIZABETH COURT  
ST ALBANS  
AL4 9JD

Guide Price £425,000

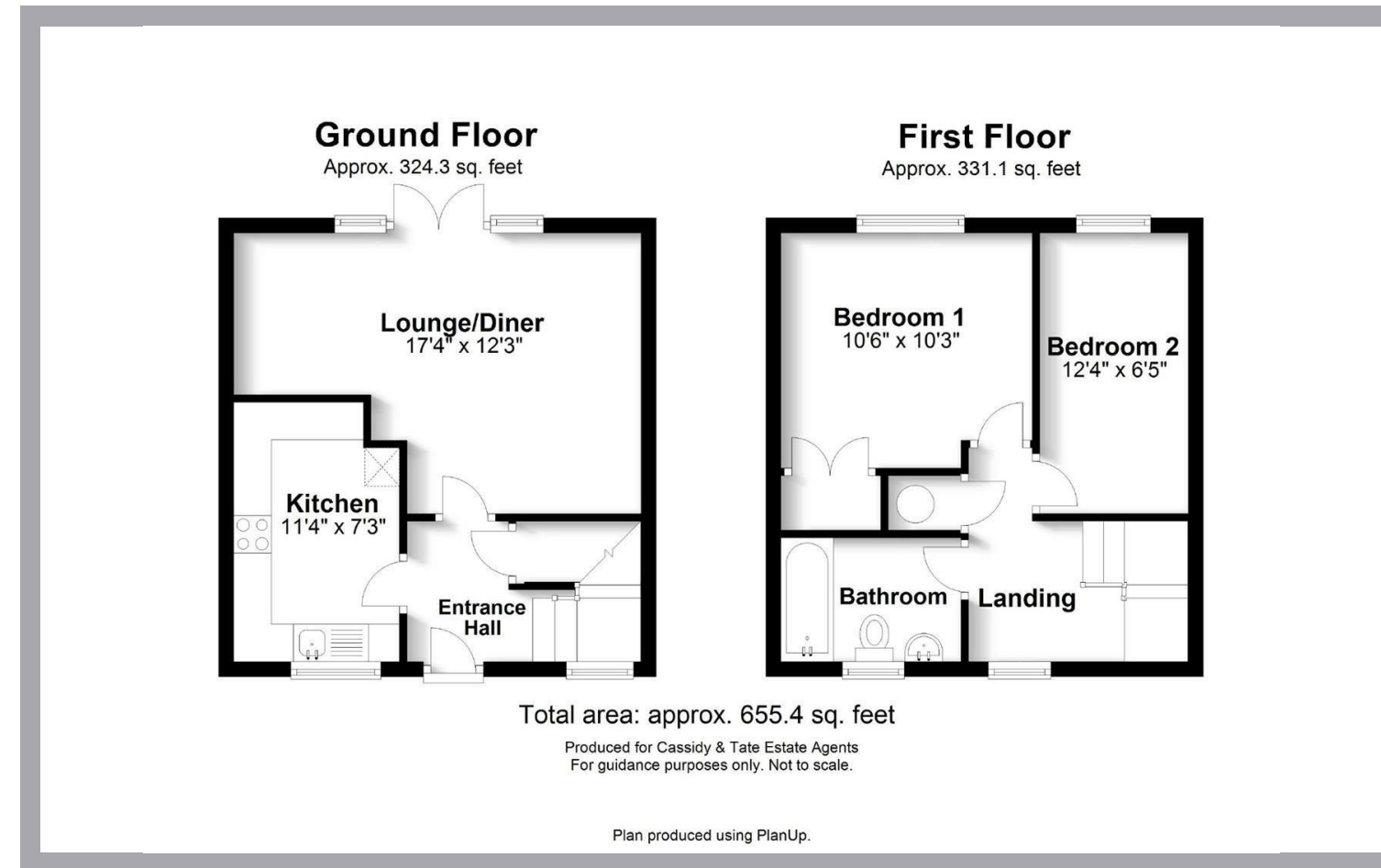
EPC Rating: G Council Tax Band: D



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

A well presented two bedroom mid terrace home set in a popular location close to open countryside and nestled in a peaceful cul de sac. This lovely property has a modern atmosphere throughout that will suit any prospective buyer. On the ground floor features include a well proportioned living & dining room and fitted kitchen. Two bedrooms and family bathroom are situated on the first floor. Double doors from the dining room open onto the lovely larger than average rear garden where a patio area is perfect for 'al fresco' dining. The property is further complimented by a garage en bloc and communal parking spaces. Elizabeth Court is situated in the favourable Jersey Farm residential development which enjoys its own parade of shops including a 'Tesco' metro, doctor and dentist surgeries, and hairdresser. St Albans city centre with its extensive shopping and leisure facilities plus the mainline railway station remain 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.



## Specialists in Bespoke Properties

- Cul de Sac Location
- Two Bedrooms
- Fitted Kitchen
- Landscaped Rear Garden
- Mid Terraced Property
- Lounge/Diner
- Bathroom
- Garage En Bloc

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>	1	1
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

