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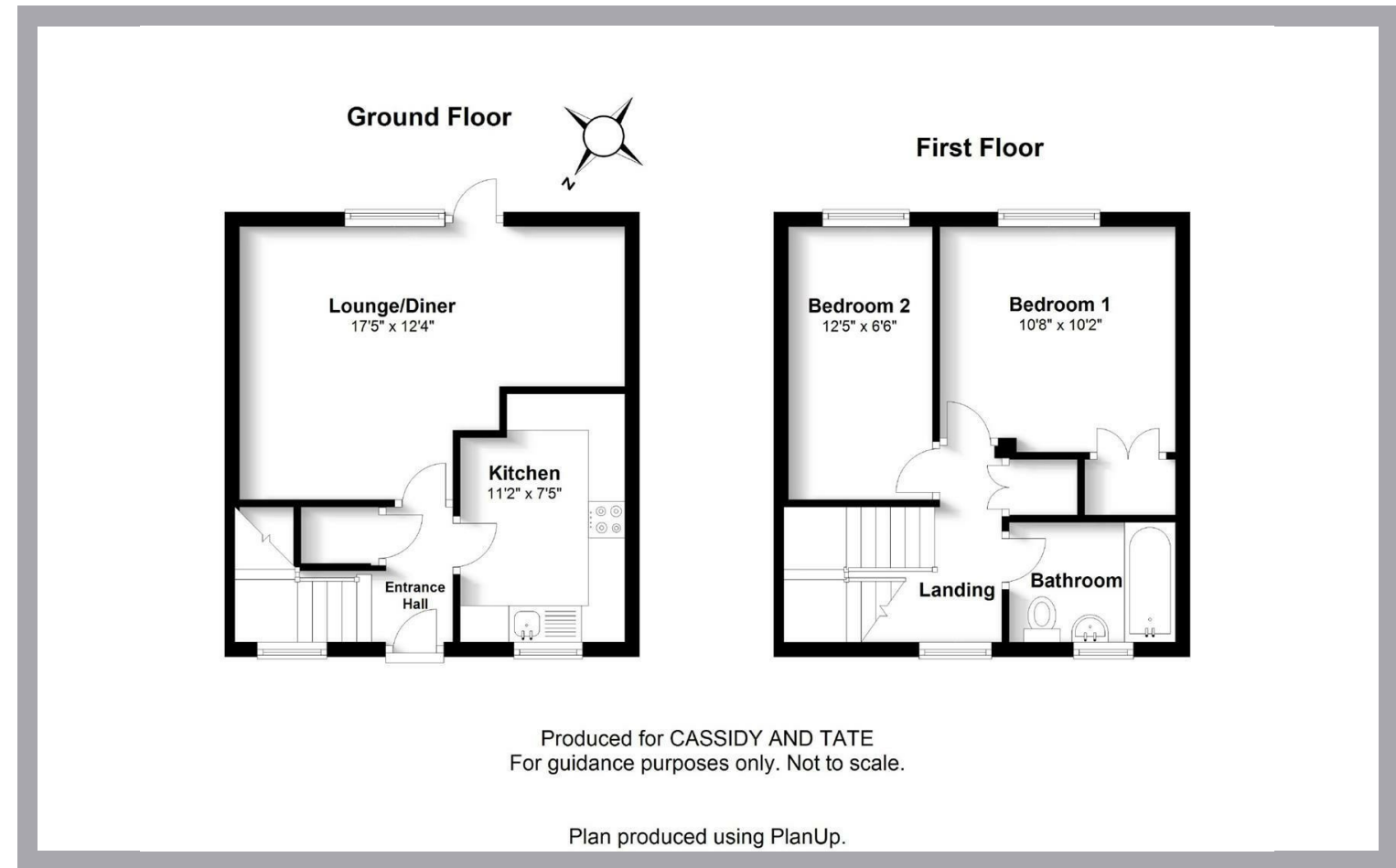
GLADESIDE  
ST ALBANS  
AL4 9JA

Guide Price £395,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate



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

This lovely two double bedroom corner plot property is tucked away in a quiet cul de sac location in the ever popular area of Jersey Farm. Benefiting from well proportioned living spaces the property enjoys a lounge/diner with doors that open out on to the garden, a fitted kitchen, two double sized bedrooms, a modern bathroom suite and an enclosed, low maintenance southerly facing rear garden. Further benefits include gas central heating, double glazing, a garage en bloc with communal parking. Jersey Farm is located to the North East side of St Albans and benefits from its own parade of shops, doctor and dentist surgeries. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away. This property also benefits from being chain free.



*Specialists in Bespoke Properties*

- Located In Jersey Farm
- Two Double Bedrooms
- Modern Bathroom
- Garage En-Bloc
- Corner Plot
- Lounge/Diner
- Low Maintenance Rear Garden
- Chain Free



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

