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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CANBERRA CLOSE  
ST ALBANS  
AL3 6LT

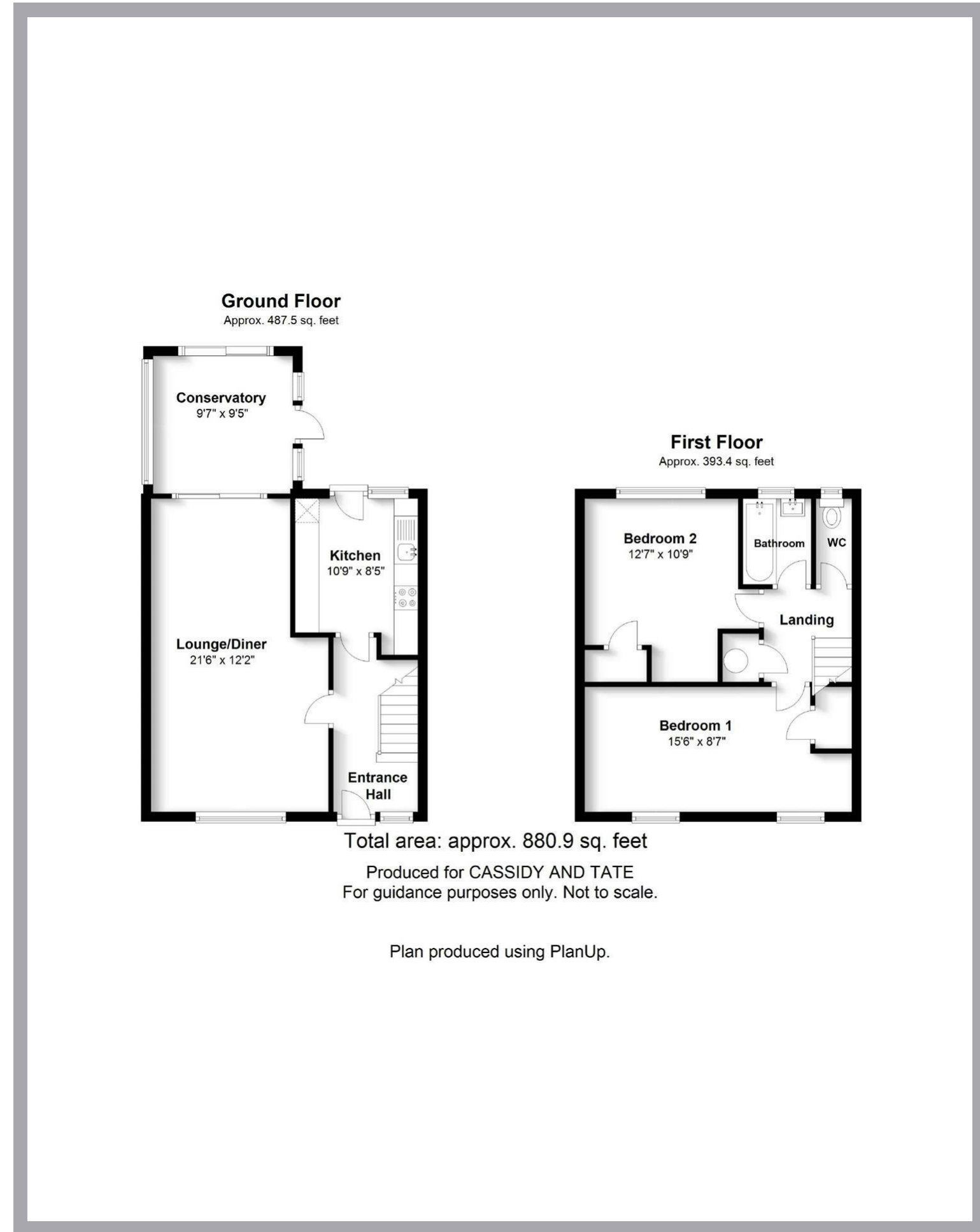
Guide Price £345,000

EPC Rating: G Council Tax Band: C



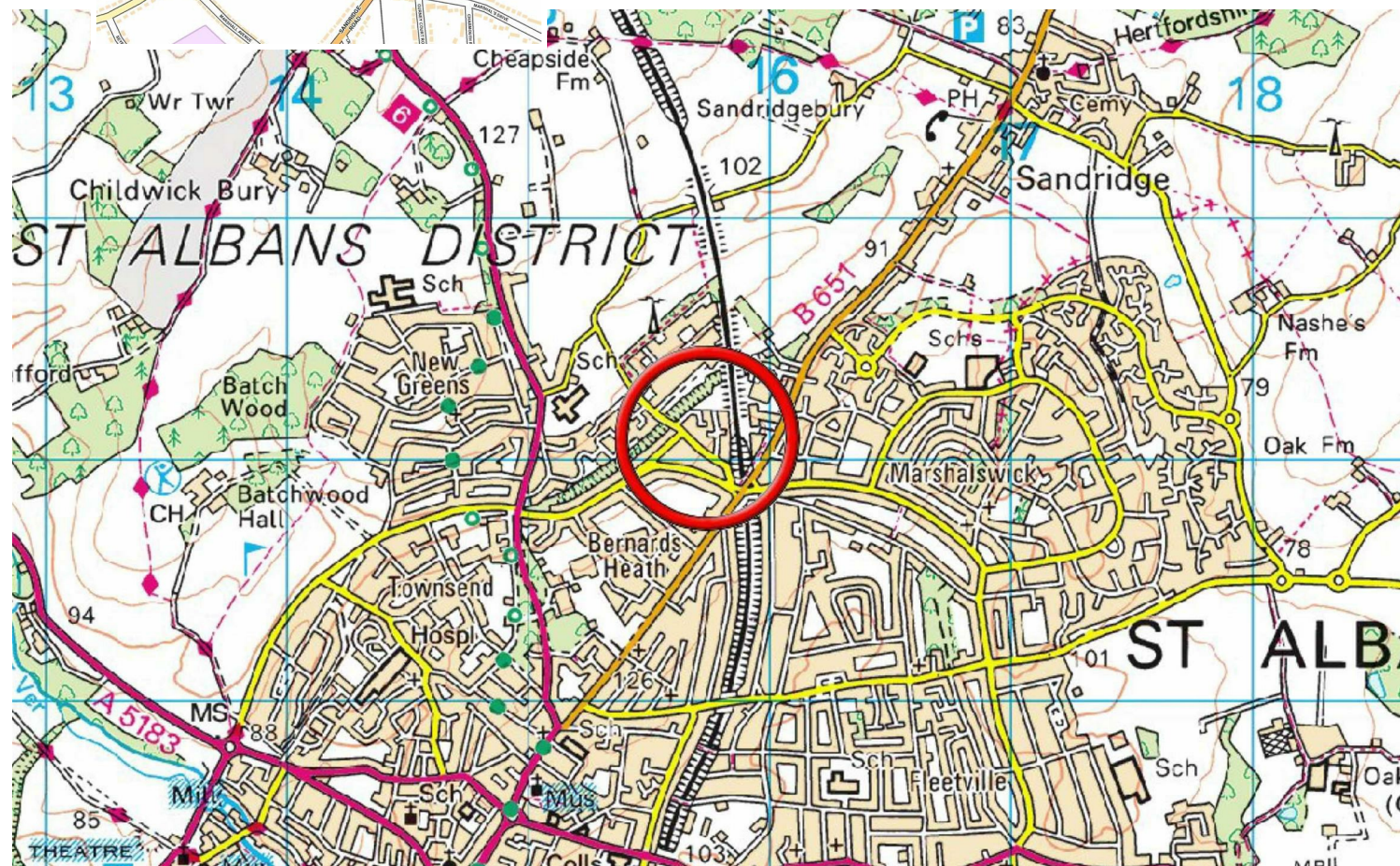
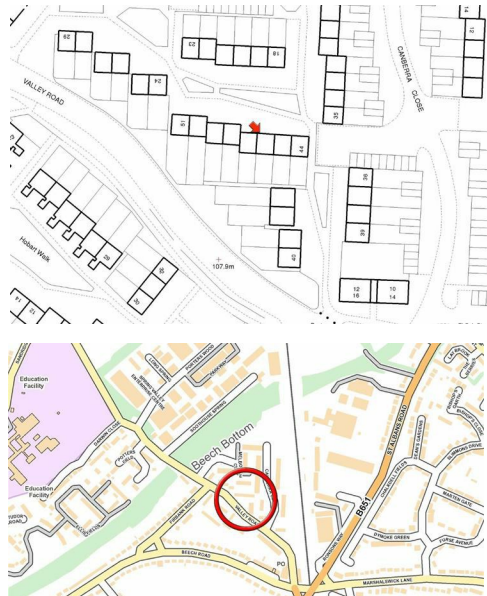
## All The Ingredients Needed For A Fabulous Lifestyle

Rarely available to the market is a property that is not only in need of some updating but is being sold with no onward chain, such as this two bedroom mid terraced house. The property would make the ideal first time purchase or investment property especially for the potential purchaser looking to getting involved in a project. The property is deceptively spacious and enjoys practical living accommodation to include a 21ft lounge/diner with double doors into a conservatory and a fitted kitchen on the ground floor. Two double bedrooms, a bathroom and separate wc are situated on the first floor. To the outside of the property there is a low maintenance rear garden with patio area and a shingled area. Canberra Close is situated in a cul de sac location with playing fields and a small children's park area close by, and is conveniently located for excellent amenities including a Tesco, pharmacy and eateries to name but a few. St. Albans city centre with its extensive shopping and leisure facilities is within walking distance as is Bernards Heath primary school and playing fields. The mainline railway station, linking St.Albans to London, St Pancras, is approximately one and a half miles 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.

# 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 Double Bedrooms
- No Onward Chain
- Needing Some Updating
- Convenient Location
- Parks Nearby
- Gas Central Heating
- Double Glazing
- Conservatory

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



