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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TAYLOR CLOSE
ST ALBANS
AL4 9YB

Offers In Excess Of £400,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

This two double bedroom terraced property is situated within the ever popular residential development of Jersey Farm. The property sits in a tranquil cul de sac location and overlooks a lovely green to the front. Internally the property has been kept tidy and has been redecorated downstairs. Features include a 15ft lounge/diner, and a shaker style fitted kitchen with complimentary tiling on the ground floor. Upstairs are two good sized bedrooms and a family bathroom. Outside the property benefits from a low maintenance rear garden with a large decked area and off road parking. Further features include double glazing and gas central heating. Jersey Farm is a favoured area for families as it is within the catchment of excellent schools and enjoys good local amenities including a 'Tesco' metro, a doctor and dentist surgeries plus eateries. The more extensive shopping and leisure facilities of St Albans city centre and the mainline railway station remain a short car or bus ride away. Currently tenanted.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Located In Jersey farm
- Two Double Bedrooms
- Close to Good Schools
- Gated Off Street Parking
- Terraced House
- Lounge/Diner
- Rear Enclosed Garden
- Currently Tenanted

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



