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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

GRESFORD CLOSE
ST ALBANS
AL4 0UB

Price £359,950

EPC Rating: G Council Tax Band: E

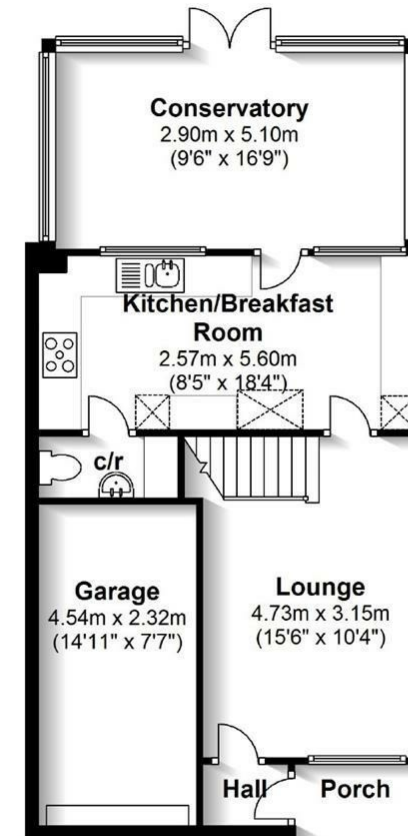


All The Ingredients Needed For A Fabulous Lifestyle

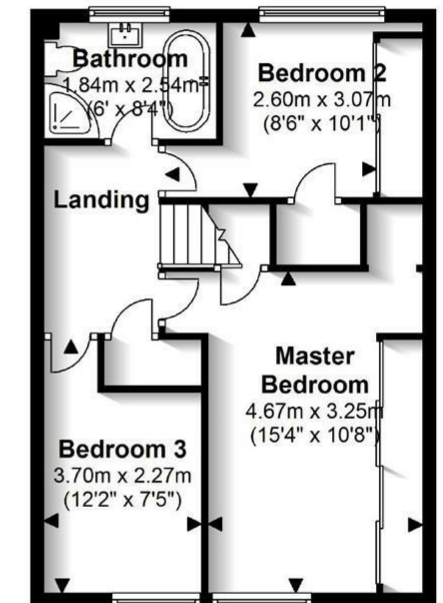
Set in a delightful cul-de-sac is this impressive bright and spacious three bedroom semi-detached family home with a garage. This home has been tastefully decorated throughout and enjoys an entrance hall, living room, kitchen/breakfast room and conservatory to rear. Gresford Close is conveniently located on the northeast side of the city close to many highly regarded schools to include Beaumont. The main city centre with its wide range of shopping and leisure facilities is only a short drive away. The property also provides good access to the motorway link roads. Offered for sale with no upper chain.



Ground Floor
Approx. 62.2 sq. metres (670.0 sq. feet)



First Floor
Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Entrance Hall
- Kitchen/Breakfast Room
- Driveway & Garage
- Popular Schooling
- Living Room
- Conservatory
- Cul de Sac
- Chain Free

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	



