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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CANNON STREET  
ST. ALBANS  
AL3 5JS

Guide Price £575,000

EPC Rating: E Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

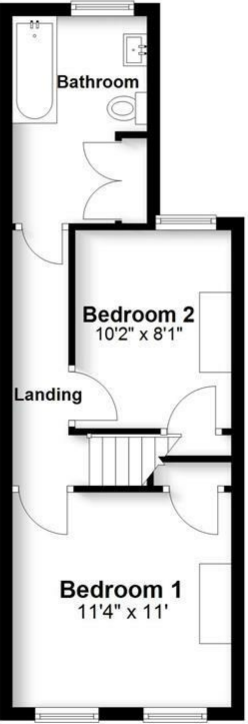
Nestled in the heart of St. Albans on Cannon Street, this charming terraced cottage presents a wonderful opportunity for those seeking a home with character and potential. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two double bedrooms provide comfortable accommodation, making it ideal for couples, small families, or even as a rental investment. The cottage features a well-appointed bathroom, ensuring convenience for daily living. While the property requires some modernisation, this presents a unique chance for the new owner to personalise the space to their taste and style. The private rear garden is a delightful addition, offering a tranquil outdoor retreat for gardening enthusiasts or a perfect spot for al fresco dining during the warmer months. Being chain-free, this property allows for a smooth and efficient purchase process. Its prime location close to the city centre means that residents can enjoy easy access to a variety of shops, restaurants, and local amenities, as well as excellent transport links for commuting. In summary, this terraced cottage on Cannon Street is a fantastic opportunity for those looking to create their dream home in a vibrant and sought-after area of St. Albans. With its blend of charm, potential, and convenience, it is not to be missed.



**Ground Floor**  
Approx. 396.6 sq. feet



**First Floor**  
Approx. 352.2 sq. feet



Total area: approx. 748.8 sq. feet

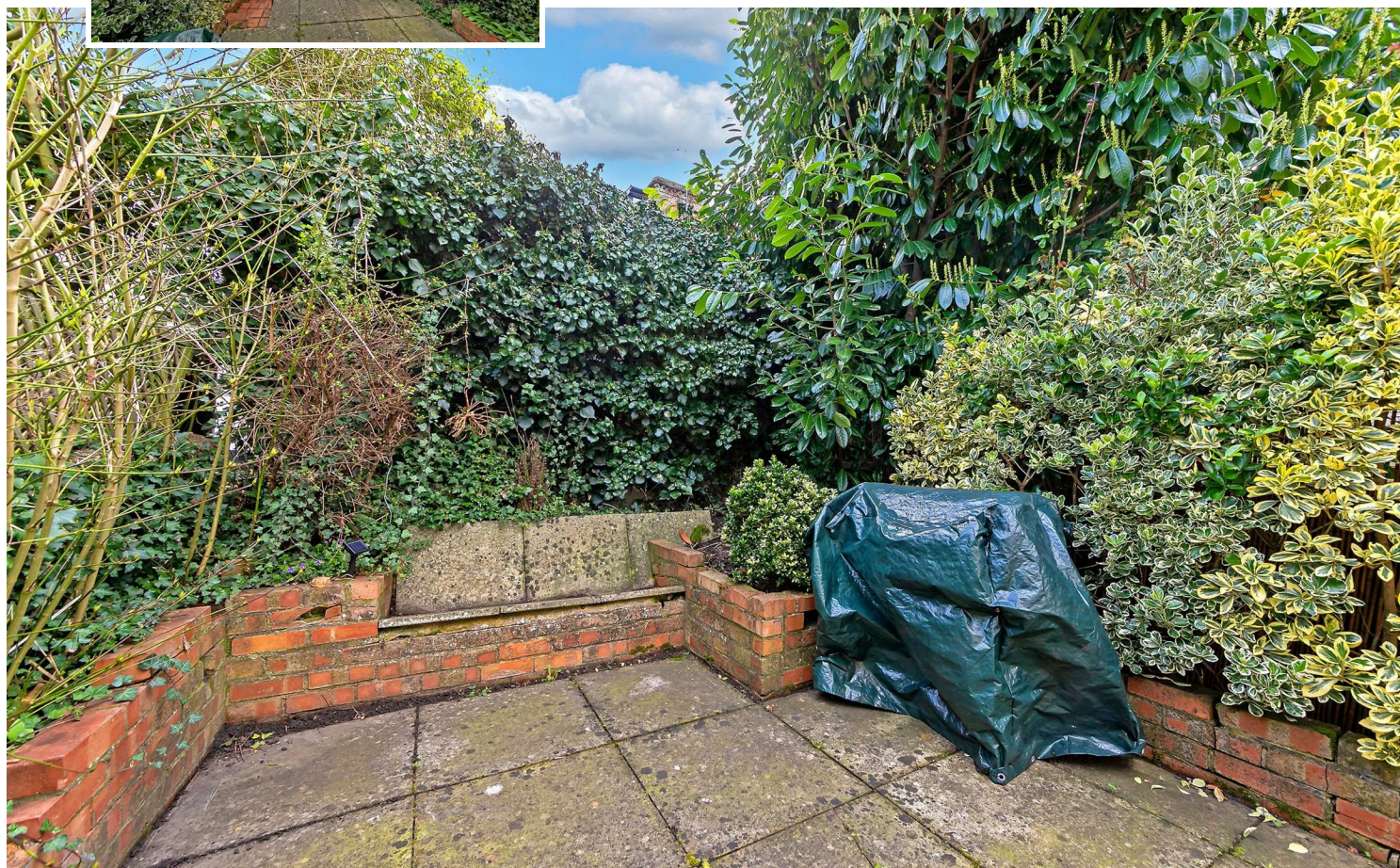
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- Chain Free
- City Centre Location
- Period Property
- Cottage
- Two Double Bedrooms
- Private Garden
- Upstairs Bathroom
- On Road Parking

Free Online Valuation



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		53	77
EU Directive 2002/91/EC			



