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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

VICTORIA STREET

ST. ALBANS

AL1 3TG

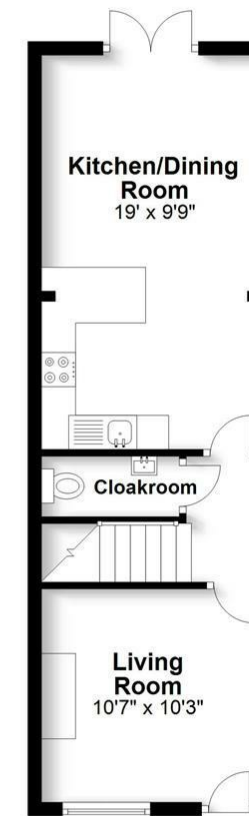


## All The Ingredients Needed For A Fabulous Lifestyle

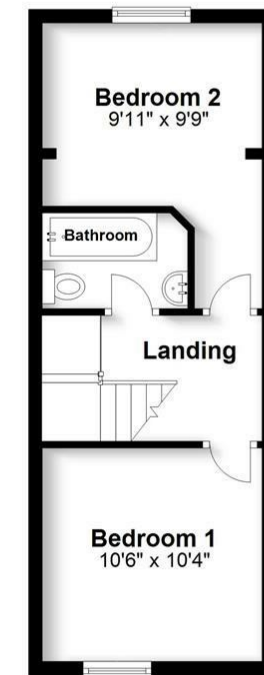
Positioned in a prime location, a stroll to the mainline railway station and a short walk into St. Alban's city centre itself, is this recently refurbished, two bedroom chain free terraced home with off street parking and a private enclosed rear garden. The property is arranged over two floors with flexible living accommodation that includes a living room, cloakroom, open kitchen/dining room with modern fitted kitchen units and patio doors opening to the garden, two double bedrooms and a stylish family sized bathroom. Further benefits include gas central heating, double glazing and one parking space situated to the rear of the property. Victoria Street is well placed for the commuter. The mainline railway station has fast trains into London, St. Pancras in just 30 minutes. St. Albans city centre with its cosmopolitan bars, many restaurants with cuisines from around the world, plus shopping and leisure facilities are also very close by.



**Ground Floor**  
Approx. 364.2 sq. feet



**First Floor**  
Approx. 324.4 sq. feet



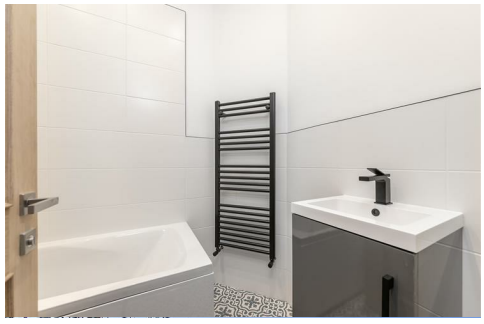
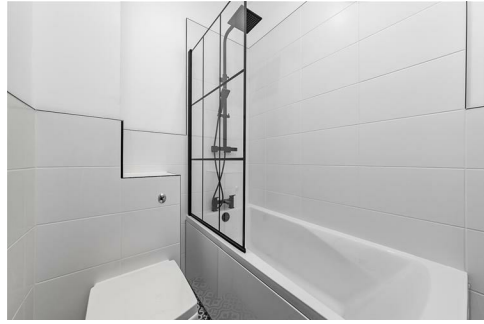
**Total area: approx. 688.6 sq. feet**

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. 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

- Newly Refurbished
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Off Street Parking
- Two Bedrooms
- Living Room
- Private Rear Garden
- Chain Free



Energy Efficiency Rating	
Current	Potential
	100
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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

