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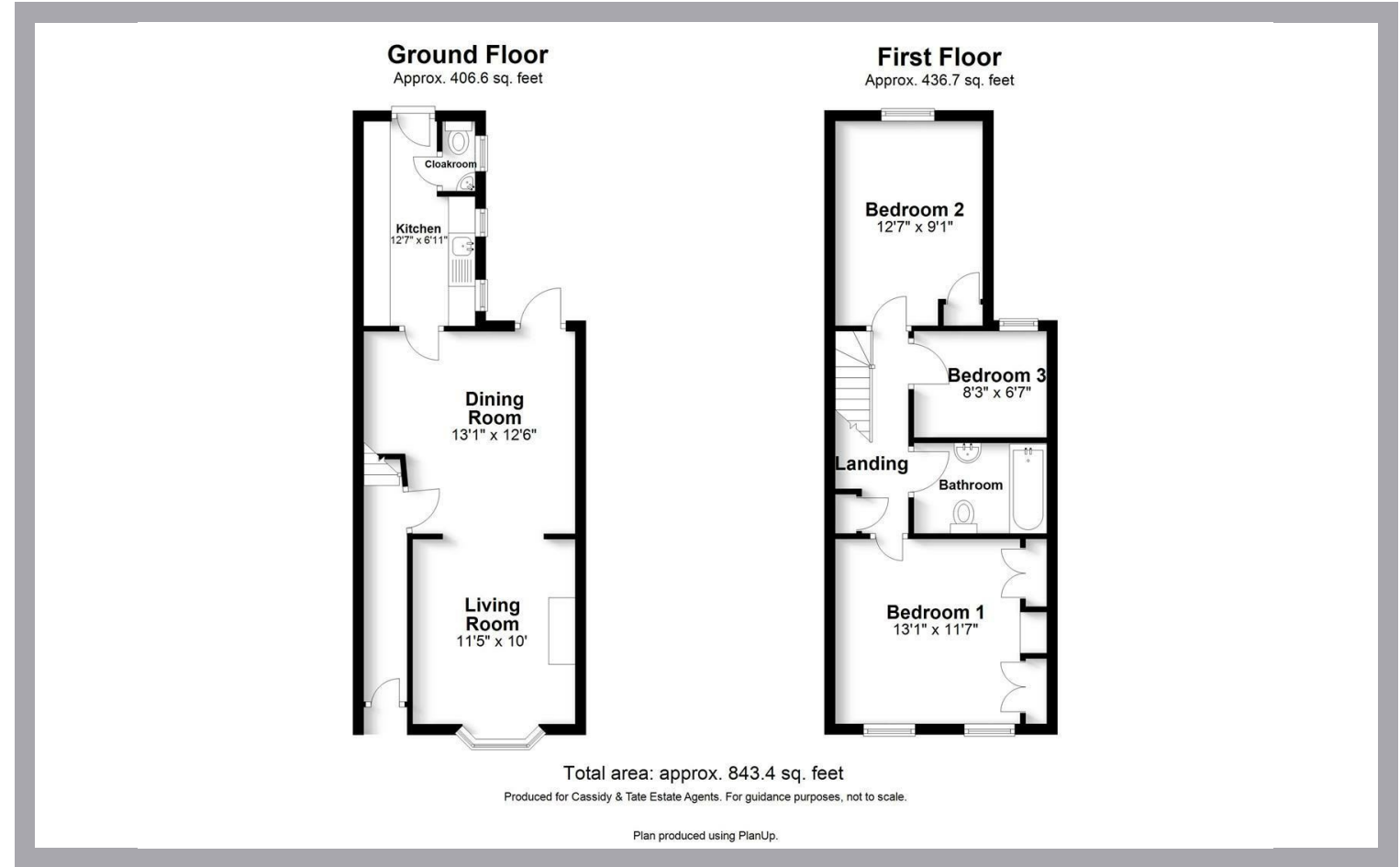
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

LADYSMITH ROAD  
ST. ALBANS  
AL3 5QA



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Located within the conservation area is this superb Victorian three bedroom mid-terraced property. The home comprises of: entrance hall, dining room, living room, cloakroom, kitchen, three bedrooms and a family bathroom. The property further features an enclosed rear garden which is mainly laid to lawn with patio area. Ladysmith Road is quiet street conveniently located for ease of access to the city centre with its extensive shopping and leisure facilities, within the catchment of good schools and near to the mainline railway station. Should you be looking to further enhance the property, (stpp) the house has potential to extend giving purchasers the chance of creating a fabulous home.



## Specialists in Bespoke Properties

- Chain Free
- Private Garden
- Close To City Centre
- Entrance Hallway
- Three Bedrooms
- Cloakroom
- Scope To Extend STPP
- School Catchment Area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

