



FISHPOOL STREET

ST ALBANS
AL3 4RT

Guide Price £895,000



All The Ingredients Needed For A Fabulous Lifestyle

This unique and charming Grade II listed residence is situated in the very heart of the old conservation area, a stone's throw away from the City Centre which is bathed in history and surrounded by Roman remains. The property spans over three floors and has a basement level which with obtaining the necessary planning permissions may be converted into a useful room. Offering the best of well-presented and versatile living spaces where a contemporary atmosphere is blended beautifully with period features such as wooden ceiling beams, sash style windows and solid wood flooring. As you step inside a cosy and comfortable 21ft lounge/dining room complete with feature open fireplace is a welcoming room. Solid wood flooring connects the lounge/dining room to the kitchen/breakfast room. The kitchen is fitted with wall and base mounted units complemented by wood top surfaces with an original butchers block. The dining area has patio doors to the rear allowing the lovely rear garden as a natural backdrop whilst dining. A useful cloakroom is also on the ground floor. Master bedroom is situated on the first floor together with the family bathroom. Bedroom two can be found on the second floor. The basement is currently being used as storage. A beautiful good sized rear garden complements this property further which is fully enclosed and stocked with a variety of mature shrubs, hedges and plants. Fishpool Street is an enviable road, not only close to the city centre but within walking distance to the beautiful open spaces of the Verulamium lakes and the Cathedral.





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Specialists in Bespoke Properties

- Desirable Location
- Over Three Levels
- Downstairs Cloakroom
- Upstairs Bathroom
- Period Cottage
- Basement
- Kitchen/Diner
- Large Rear Garden

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	66	66
EU Directive 2002/91/EC		

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



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

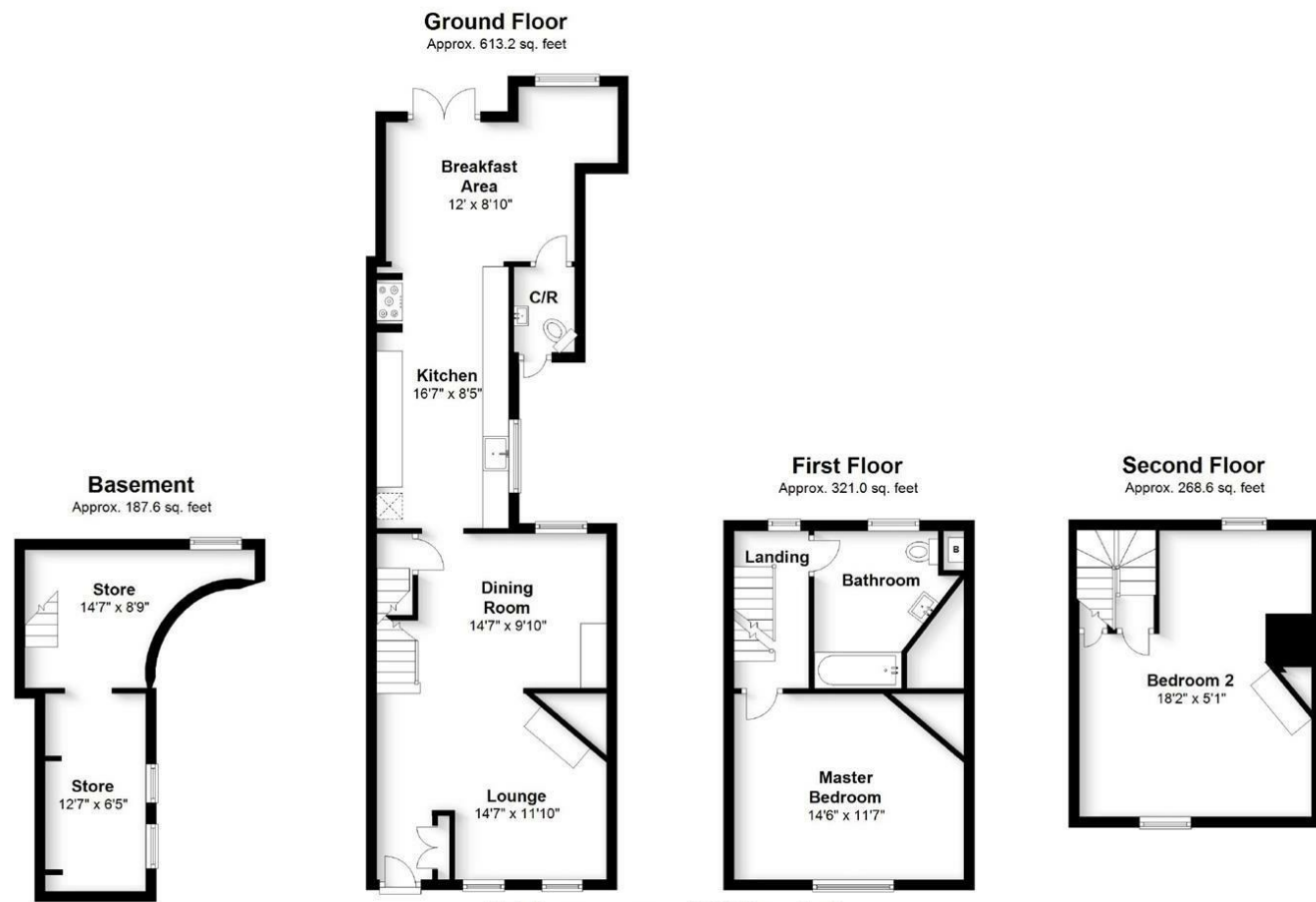


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Total area: approx. 1390.5 sq. feet
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For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency