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Cassidy
&Tate
Your Local Experts



Award Winning Agency

ARTHUR ROAD

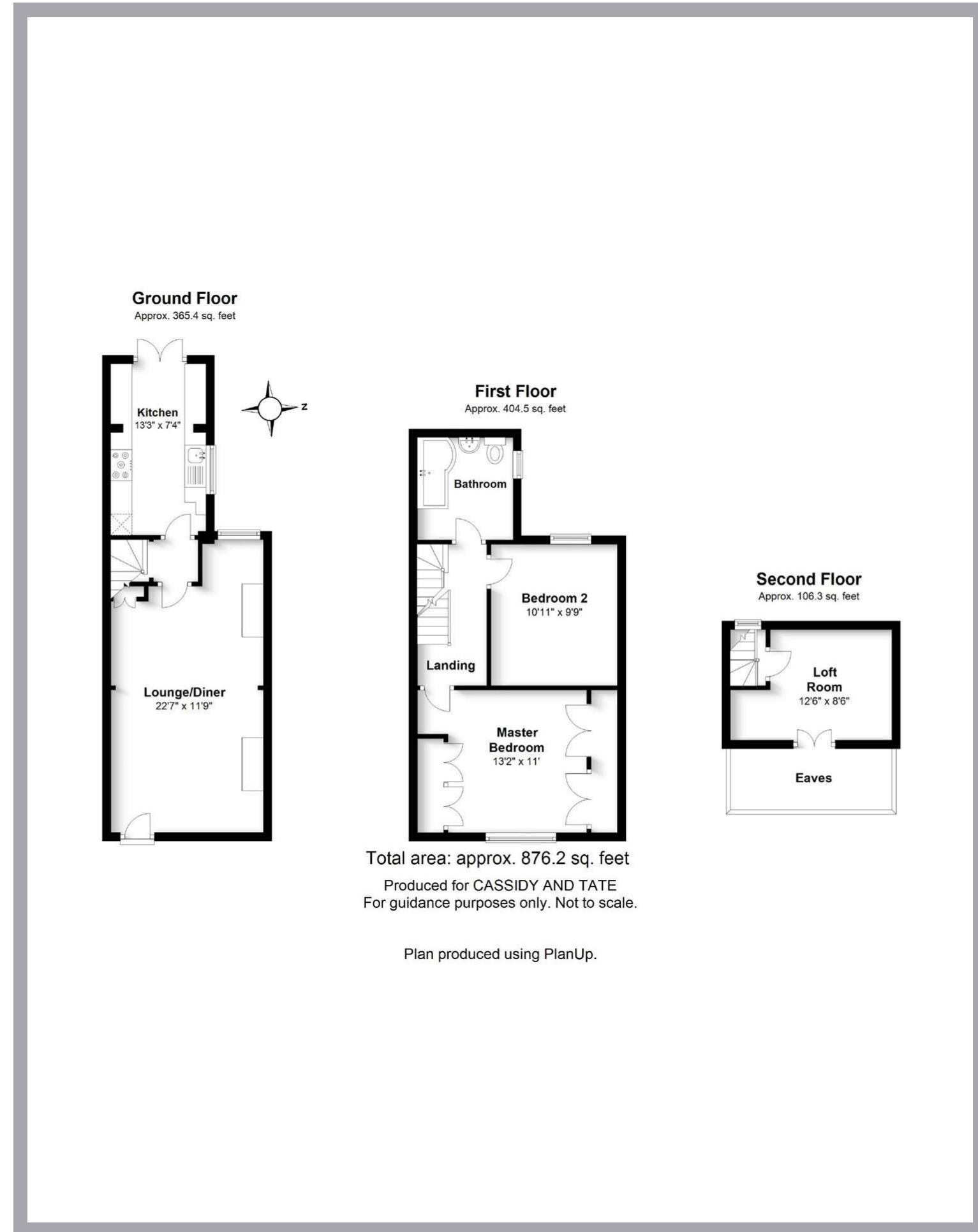
ST ALBANS

AL1 4SZ



All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no onward chain is this charming two bedroom mid terraced property with a further loft room and with the rare benefit of side gated access, making this family home slightly larger than the average property in this road. The property is arranged over three levels incorporating a useful loft room with eaves storage space, and comprises of a lounge/diner, fitted kitchen, two double bedrooms and a family sized bathroom. The property is presented in a lovely decorative order throughout and displays some period charm such as wooden flooring and feature gas fireplace in the reception room whilst also combining modern day fixtures and fittings. The 22ft lounge/diner is a bright and comfortable room with dual aspect windows. Wood flooring from the lounge/diner flows into the inner hallway with stairs leading to the first floor. Door from inner hallway leads into the kitchen which is fitted with a range of modern shaker style wall and base units complimented by wooden work top surfaces and stainless steel appliances. Two double sized bedrooms and a good sized bathroom are situated on the first floor. Patio doors in the kitchen opens out to a patio area leading to a private and mature rear garden with dutch barn and useful side gated access leading to the front of the property. Arthur Road is well placed within the catchment of excellent schools, great local amenities including a 'Morrisons' supermarket, many eateries, a post office, and ladies/gents hairdressers to name but a few.



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

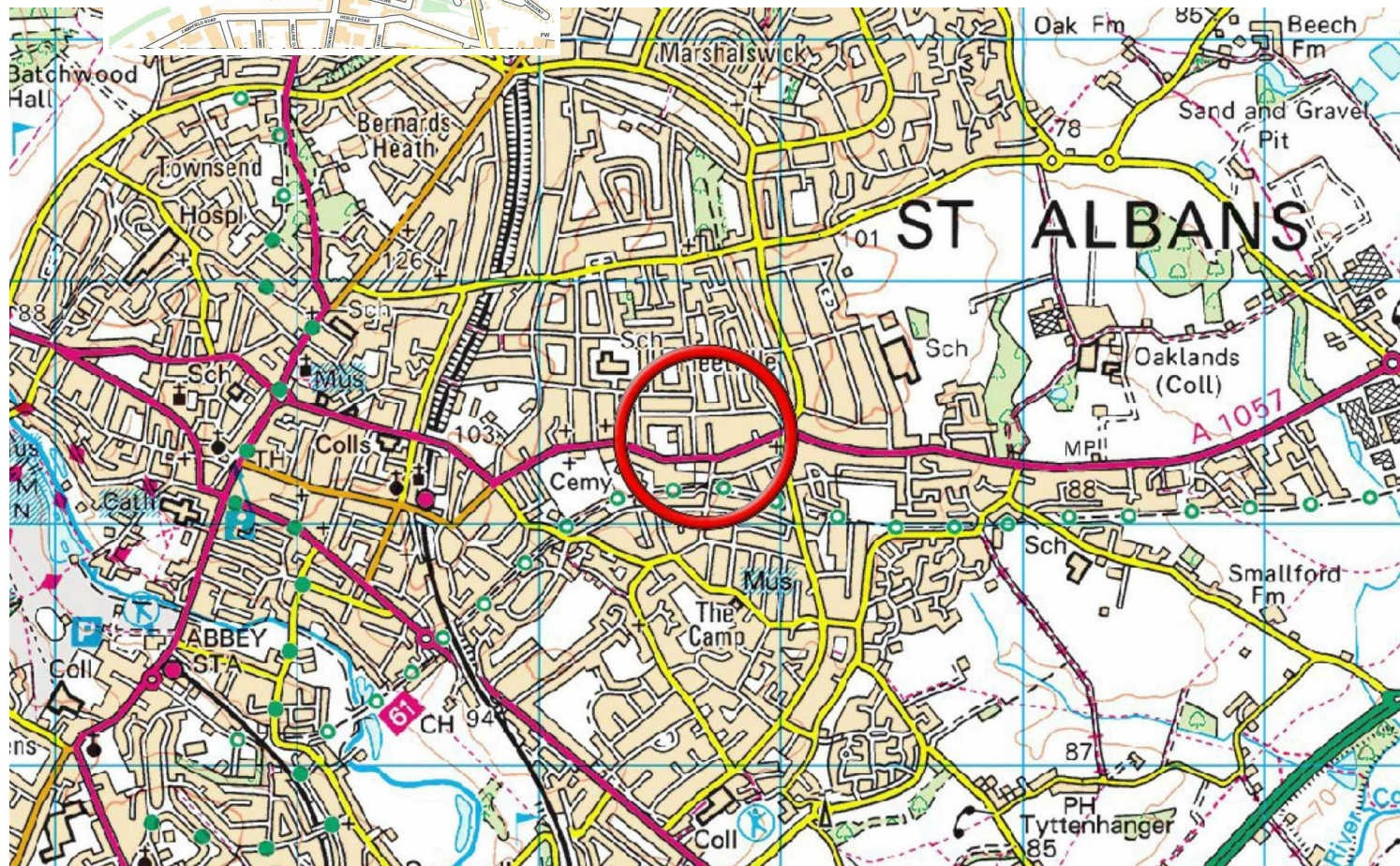
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Period Cottage
- Two Reception Rooms
- Refurbished Throughout
- School Catchments
- Two / Three Bedrooms
- Over Three Levels
- Garden Dutch Barn
- 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	

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
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