



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.

LADYSMITH ROAD

ST. ALBANS

AL3 5QA

Guide Price £675,000



Ground Floor
Approx. 406.6 sq. feet



First Floor
Approx. 436.7 sq. feet



Total area: approx. 843.4 sq. feet

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

Plan produced using PlanUp.

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*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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	89
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		
Not environmentally friendly - higher CO ₂ emissions		
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Award Winning Agency