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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MERCERS ROW
ST ALBANS
ALI 2QS

Price Guide £565,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in a quiet cul-de-sac on the south side of the city centre, this modern three-bedroom semi-detached home enjoys an attractive open outlook across St Stephen's play area. Thoughtfully updated and improved, the property offers stylish, family-friendly living with a contemporary feel throughout. The heart of the home is the impressive reconfigured and extended kitchen/breakfast room at the rear, creating a bright and versatile space that seamlessly complements the open-plan ground floor, which also features a welcoming living area and W/C. Upstairs, there are three bedrooms and a beautifully refitted bathroom. Externally, the property benefits from a single garage to the side, off-road parking, and additional visitor bays. Perfectly placed for convenience and leisure, the home is just a short walk from the Abbey Flyer station, the wide open spaces of Verulamium Park, and a retail park offering Sainsbury's, Costa Coffee and other amenities. A superb opportunity to secure a well-appointed home in a highly desirable location.



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



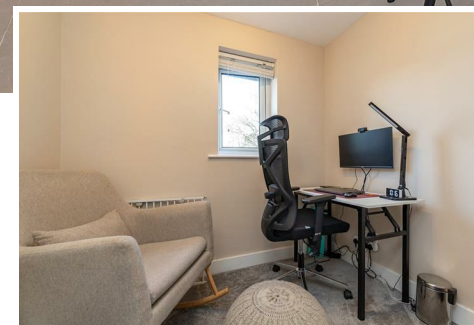
Why Cassidy & Tate

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

- Walking Distance to City Centre
- Two Reception Rooms
- Open Plan Kitchen To Rear
- Garage & Parking
- Downstairs W/C
- Three Bedrooms
- Extended Ground Floor
- Fully Refurbished Throughout
- Overlooking Parkland Views

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



