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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

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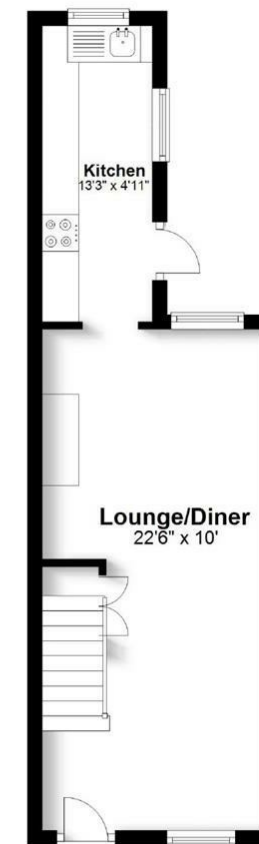


# All The Ingredients Needed For A Fabulous Lifestyle

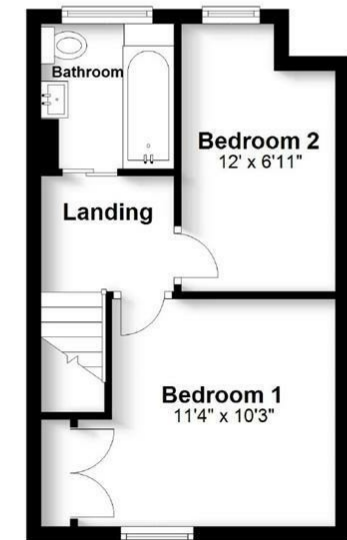
Cassidy & Tate are delighted to present a charming two bedroom, through reception room, mid-terraced property situated in the heart of St. Albans city centre. The property has the rare benefit of side gated access, making this cottage slightly larger than the average property in this road. Arranged on two levels this home provides well proportioned living accommodation comprising of a 22ft open plan lounge/dining room, fitted kitchen, two double bedrooms and family sized bathroom. The property is presented in a lovely decorative order throughout and blends character features with modern day conveniences beautifully. Charming features such as sash style windows, wood flooring in the living areas and a feature fireplace in the lounge area lends a cosy feel. The kitchen has been fitted with a modern range of wall and base units complemented beautifully by wooden worktop surfaces. Decorated in tasteful neutral and pastel tones creates a warm and welcoming home. Outside the rear garden is fully enclosed offering a high degree of privacy. A paved patio throughout offers outdoor dining whilst a large shed provides ample storage. Alexandra Road is located a walk away from the vibrant shopping and leisure facilities of the city centre, and the mainline railway station linking St. Albans to London, St Pancras in approximately 30 minutes.



**Ground Floor**  
Approx. 291.6 sq. feet



**First Floor**  
Approx. 291.8 sq. feet



**Total area: approx. 583.4 sq. feet**

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

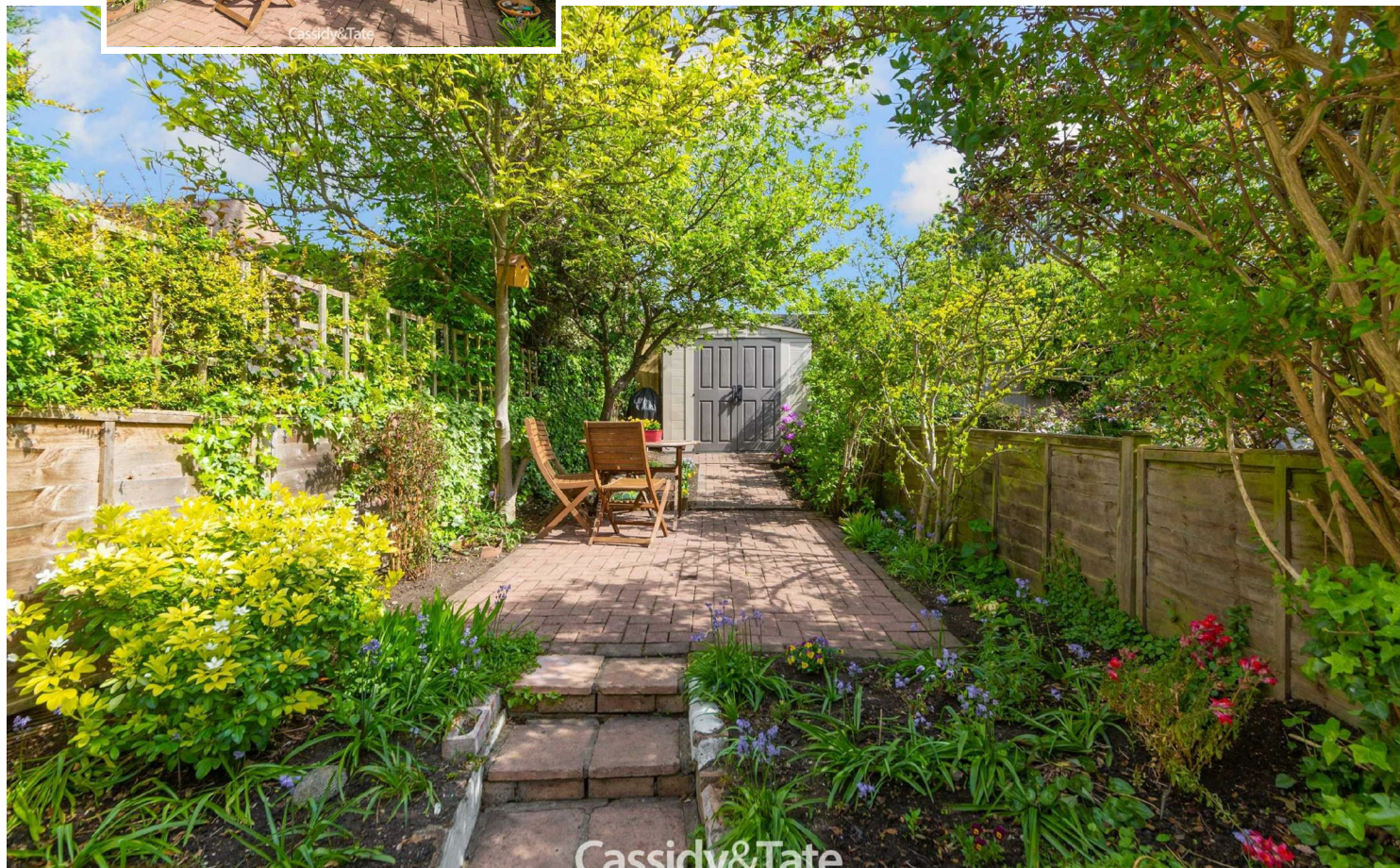
## Why Cassidy & Tate

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

- Well Presented Cottage
- Through Lounge/Dining Room
- Modern Bathroom Suite
- Double Glazing & Gas Heating
- Modern Fitted Kitchen
- Two Good Size Bedrooms
- Enclosed Private Garden
- Close To Station & Centre

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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