

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SPENCER STREET
ST. ALBANS
AL3 5EG

Offers In Excess Of £500,000

EPC Rating: D Council Tax Band:

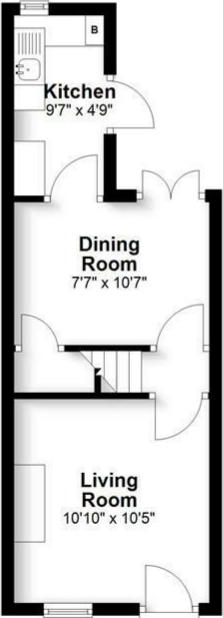


All The Ingredients Needed For A Fabulous Lifestyle

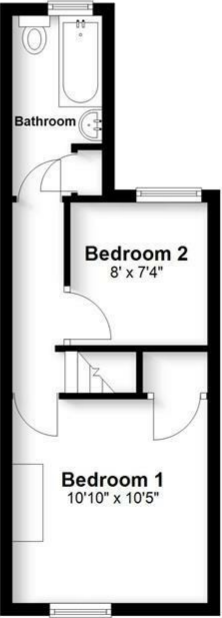
Nestled in the heart of St. Albans on Spencer Street, this charming end-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With its prime city centre location, you will find yourself just a stone's throw away from a vibrant array of shops, restaurants, and local amenities, making it an ideal spot for those who appreciate the convenience of urban living. The property boasts two well-proportioned reception rooms and a kitchen on the ground floor. The two bedrooms are comfortably sized and with an upstairs three piece bathroom suite, catering to the needs of modern living. One of the standout features of this home is the brick-built outbuilding in the garden, which presents exciting development potential. Whether you envision a home office, a studio, or additional storage, this versatile space can be tailored to suit your needs. The house is chain-free, allowing for a smooth and efficient purchase process. Additionally, the modern windows and doors enhance the property's appeal, ensuring energy efficiency and a contemporary aesthetic. In summary, this end-terrace house on Spencer Street is a fantastic opportunity to secure a home in a sought-after location, with the added benefit of development potential.



Ground Floor
Main area: approx. 270.8 sq. feet
Plus outbuildings, approx. 71.2 sq. feet



First Floor
Approx. 272.4 sq. feet



Main area: Approx. 50.5 sq. metres (543.2 sq. feet)
Plus outbuildings, approx. 6.6 sq. metres (71.2 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



Specialists in Bespoke Properties

- Chain Free
- City Centre Location
- Two Bedrooms
- Close To Shops
- Renovation Project
- Double Glazed Windows
- Outbuilding
- Scope To Extend STPP

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

