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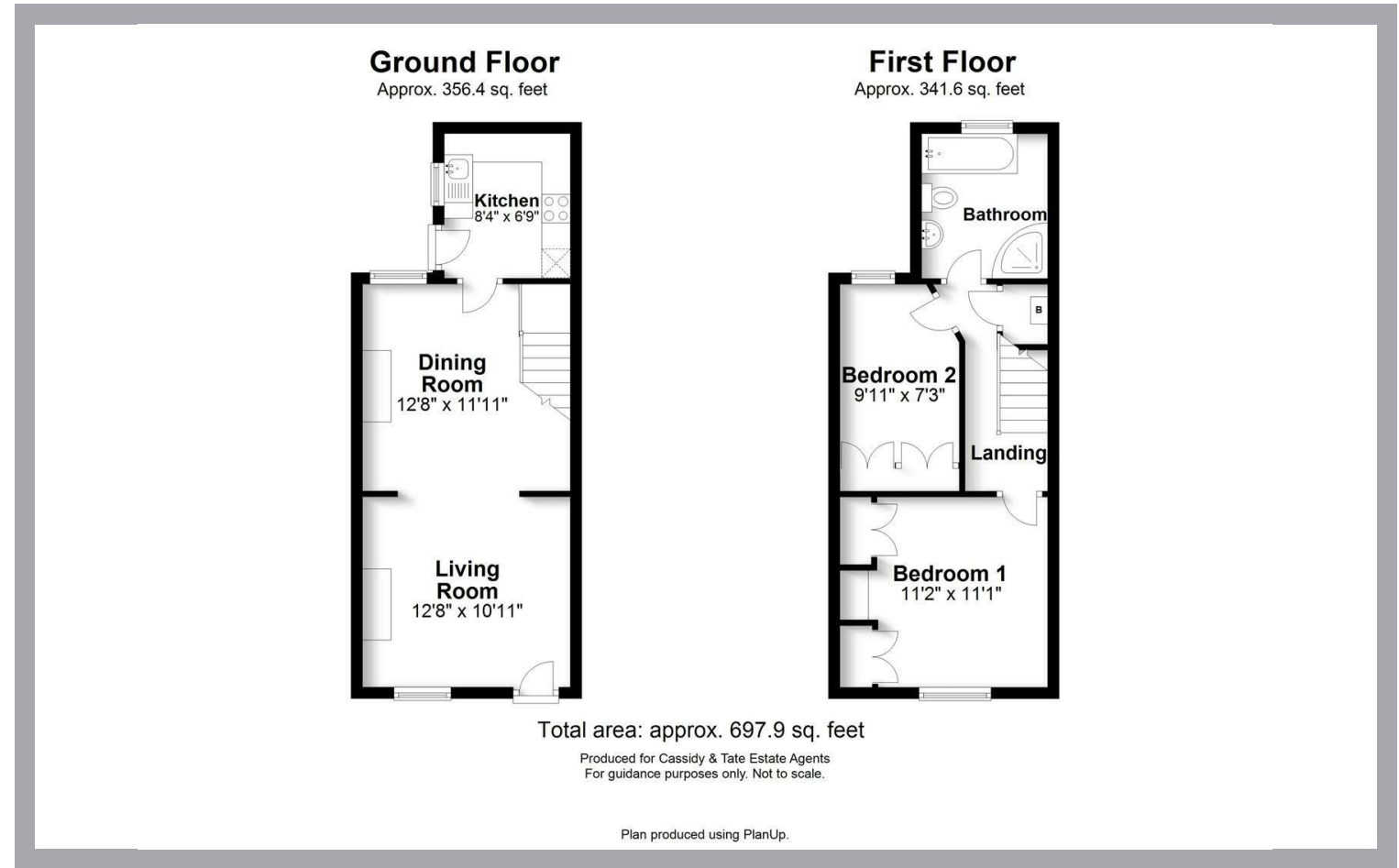
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

BARDWELL ROAD  
ST. ALBANS  
ALI IRJ



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this charming two bedroom mid-terrace Victorian cottage, positioned in a prime conservation area, surrounded by St. Alban's Roman Heritage. The property is arranged on two levels offering flexible and functional accommodation to include a living room, dining room and kitchen downstairs. Upstairs are two bedrooms and a four piece family bathroom. Character features such as sash style windows, wood flooring and a feature fireplace are blended with modern day luxury. Outside is a private rear garden with turfed lawn and patio area. Bardwell Road is a sought after address, conveniently located for ease of access to the city centre, historical attractions, restaurants and bars as well as the Thameslink mainline station.



## Specialists in Bespoke Properties

- Cul-De-Sac Location
- Close To City Station
- Private Garden
- School Catchment Area
- Four Piece Bathroom
- Period Features
- Close To City Centre
- Scope to Extend STPP



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		
<b>England &amp; Wales</b>	<b>62</b>	<b>62</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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>62</b>	<b>63</b>
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