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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

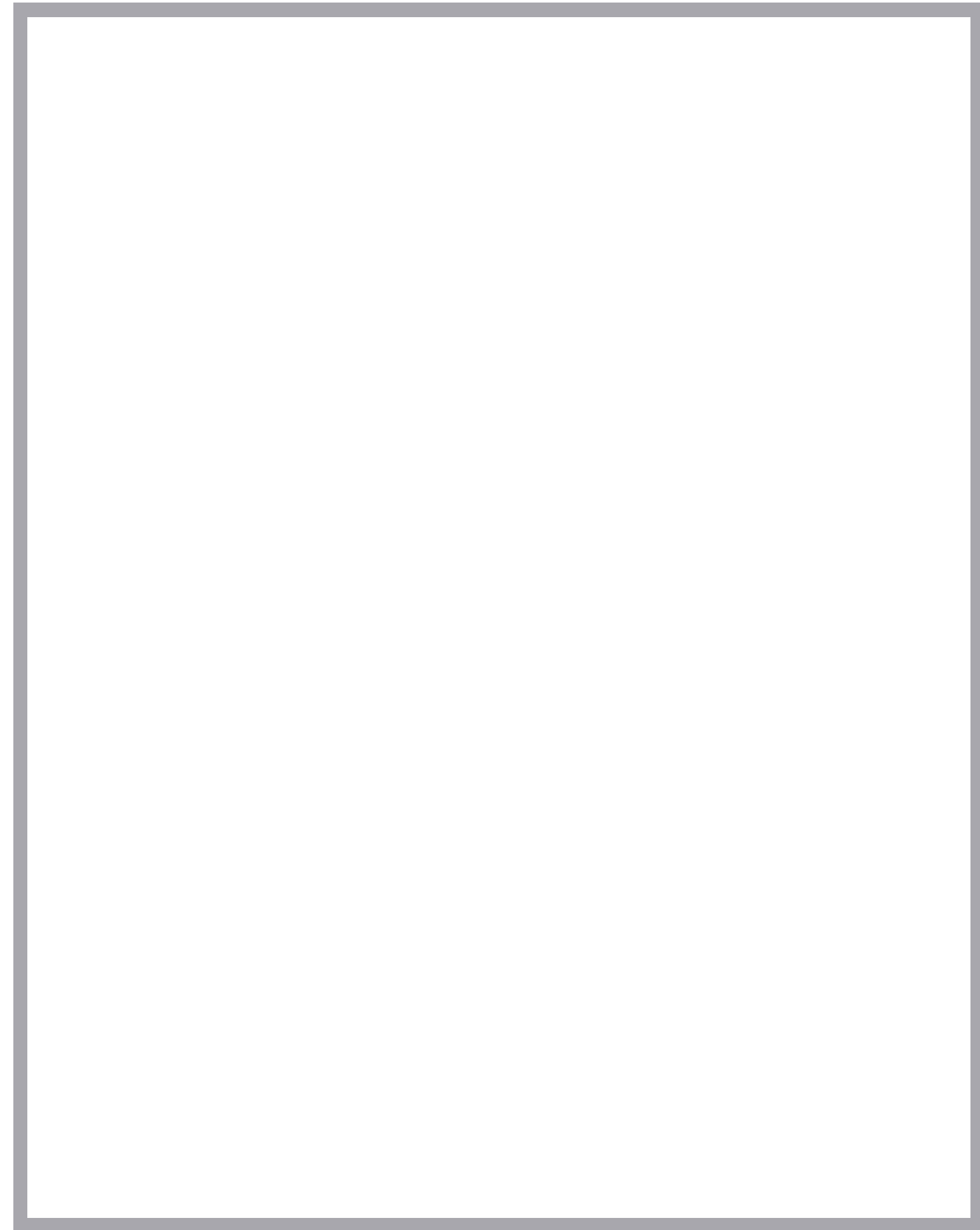
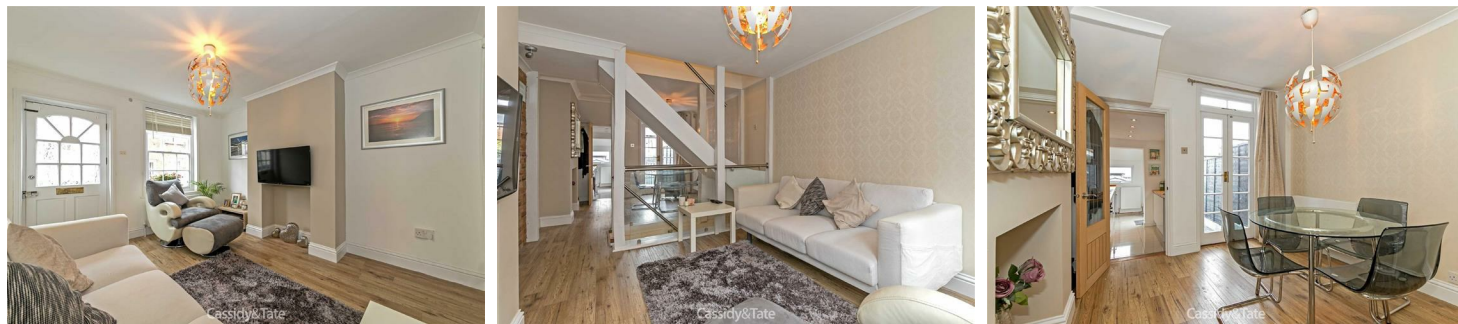
QUEEN STREET
ST ALBANS
AL3 4PJ

Guide Price £587,900



All The Ingredients Needed For A Fabulous Lifestyle

A charming two bedroom Victorian Cottage situated within the very heart of St. Albans scenic conservation area and set amongst similar period properties nestled on a pretty and quiet road. Meticulously updated and enlarged by the current owners the property offers a wealth of character including exposed feature open fireplaces, painted wooden beams, and sash style windows combined with modern fixtures and fixtures, creating a lovely home that boasts cosy, welcoming living accommodation spread over three floors. To the ground floor is a lounge open to the dining room, and a kitchen fitted with sleek wall and base units. Patio doors from the dining room and kitchen open to bring the outside in. On the first floor are two bedrooms and a stylish family bathroom. An additional benefit of this home is the basement. A lovely room intended for private living or to catch up with your favourite tv program. Outside is a private, low maintenance rear garden with a small decked area. Spicer Street is surrounded by historic remains, within earshot of the cathedral bells and a stone's throw away from the vibrant shopping and leisure facilities of the city centre. The mainline railway station, linking St. Albans to London, St Pancras remains only a short distance away.



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

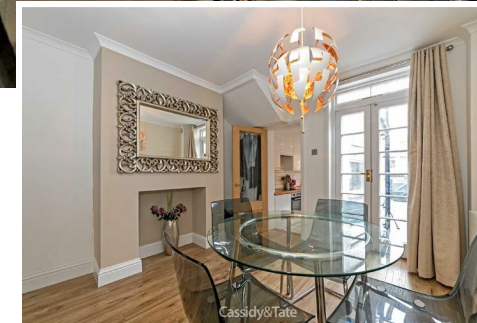
Why Cassidy & Tate

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

- Prime Location
- Two Reception Rooms
- Upstairs Modern Bathroom
- Low Maintenance Garden
- Period Cottage
- Two Bedrooms
- Basement/Family/TV Room
- Walking To City Centre

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	1	1
Not energy efficient - higher running costs		
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	1	1
Not environmentally friendly - higher CO ₂ emissions		
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