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Cassidy
& Tate
Your Local Experts



Award Winning Agency

FISHPOOL STREET
ST. ALBANS
AL3 4SD



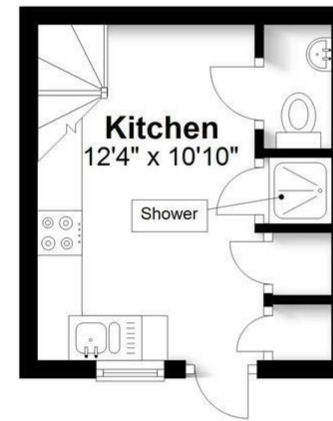
All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this charming one bedroom end of terrace cottage, originally dating back to circa 1670, located in a private courtyard setting in the heart of the conservation area. The property is beautifully presented and retains many traditional features such as exposed beams, Suffolk latches on the internal wooden doors, and open fireplace that lends a cosy feel. Flexible accommodation is arranged over three floors with the kitchen, shower room and w/c on the ground floor, living room on the first floor and the bedroom on the top floor. To the front of the property is an outbuilding with light and power. Fishpool Street is a highly desirable road in the heart of picturesque St Michael's village and surrounded by roman heritage. Close to the beautiful open spaces of Verulamium park and lake, plus the Abbey Flyer station, linking St. Albans to London Euston. The City centre, with its wealth of amenities including shopping, restaurants and leisure activities, are just a short stroll away.



Ground Floor

Main area: approx. 133.4 sq. feet
Plus garden room, approx. 37.4 sq. feet



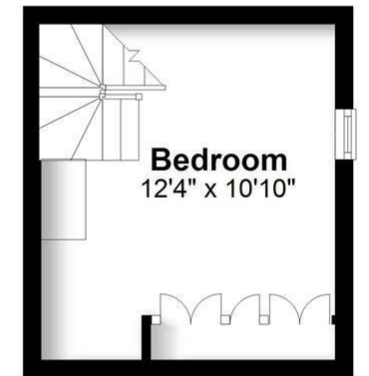
First Floor

Approx. 133.4 sq. feet



Second Floor

Approx. 133.4 sq. feet



Main area: Approx. 37.2 sq. metres (400.2 sq. feet)
Plus garden room, approx. 3.5 sq. metres (37.4 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

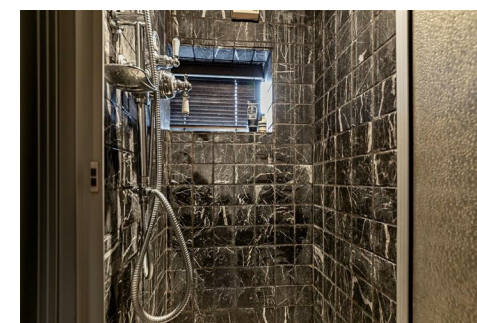
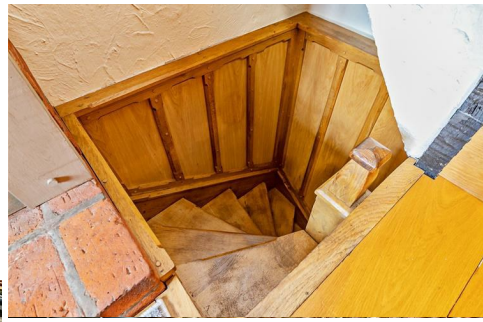
Why Cassidy & Tate

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



Specialists in Bespoke Properties

- Chain Free
- Investment Opportunity
- Freehold
- Outbuilding
- Period Cottage
- Close To Verulamium park
- Private Garden
- Gas Central Heating

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	
45	44
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	
Not environmentally friendly - higher CO ₂ emissions	
44	43
EU Directive 2002/91/EC	

