

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

LADYSMITH ROAD  
ST. ALBANS  
AL3 5PZ

Guide Price £800,000

EPC Rating: E Council Tax Band:



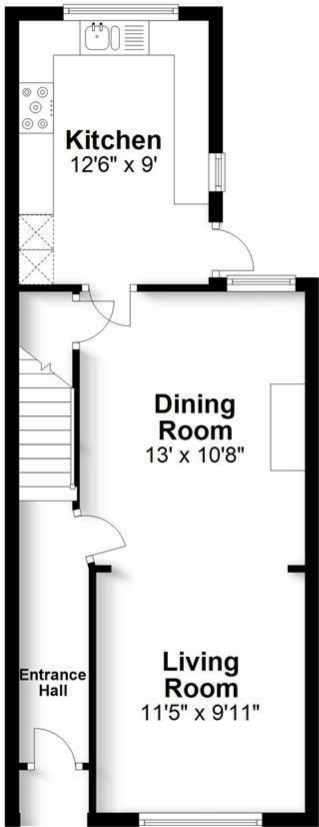


# All The Ingredients Needed For A Fabulous Lifestyle

Located within the conservation area is this superb Victorian three/four bedroom, end of terrace property, providing elegant and beautifully proportioned accommodation, whilst retaining a wealth of period detail. The property comprises an entrance hall, dining room, living room, kitchen, three bedrooms, loft room and a family bathroom. Wood flooring starting from the entrance hall flows and connects the two reception rooms. The living room is a bright room with sash style window whilst the dining room is a comfortable space with feature fireplace that lends a cosy ambience. The kitchen is fitted with shaker style wall and base units complemented beautifully by wood style work top surfaces. Upstairs are three bedrooms and a stylish family bathroom. A spacious loft room can be accessed via stairs off the landing. The property further features an enclosed rear garden with laid lawn and a large patio area. Ladysmith Road is quiet street conveniently located for ease of access to the city centre with its extensive shopping and leisure facilities, within the catchment of good schools and near to the mainline railway station.



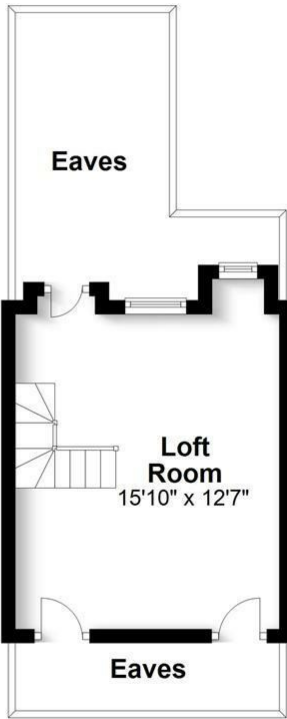
**Ground Floor**  
Approx. 452.4 sq. feet



**First Floor**  
Approx. 449.5 sq. feet



**Second Floor**  
Approx. 194.1 sq. feet



Total area: approx. 1096.1 sq. feet

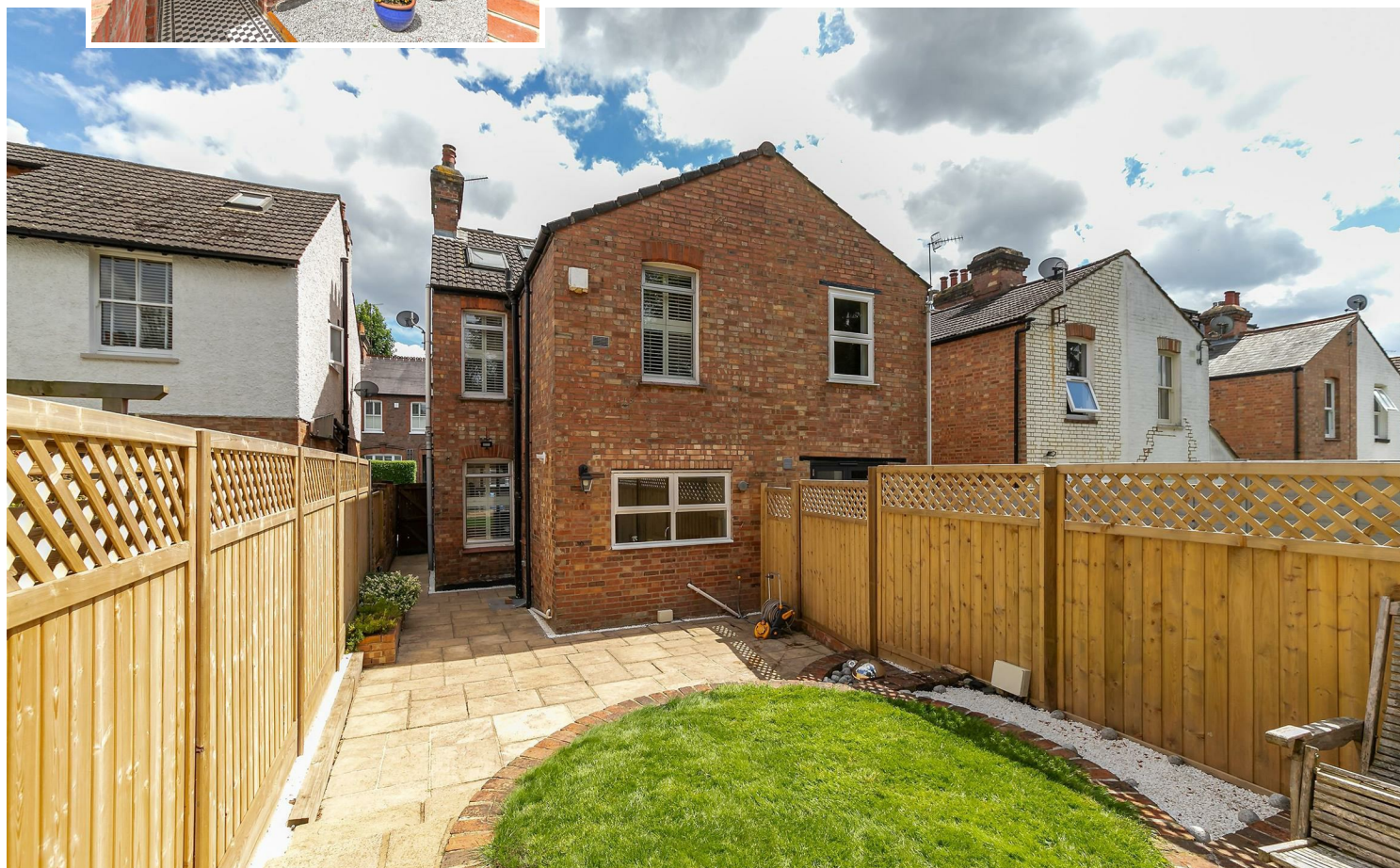
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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
- Private Rear Garden
- School Catchment Area
- End Terrace
- Loft Room
- Period Property
- 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		
England & Wales	EU Directive 2002/91/EC	79

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		
England & Wales	EU Directive 2002/91/EC	



