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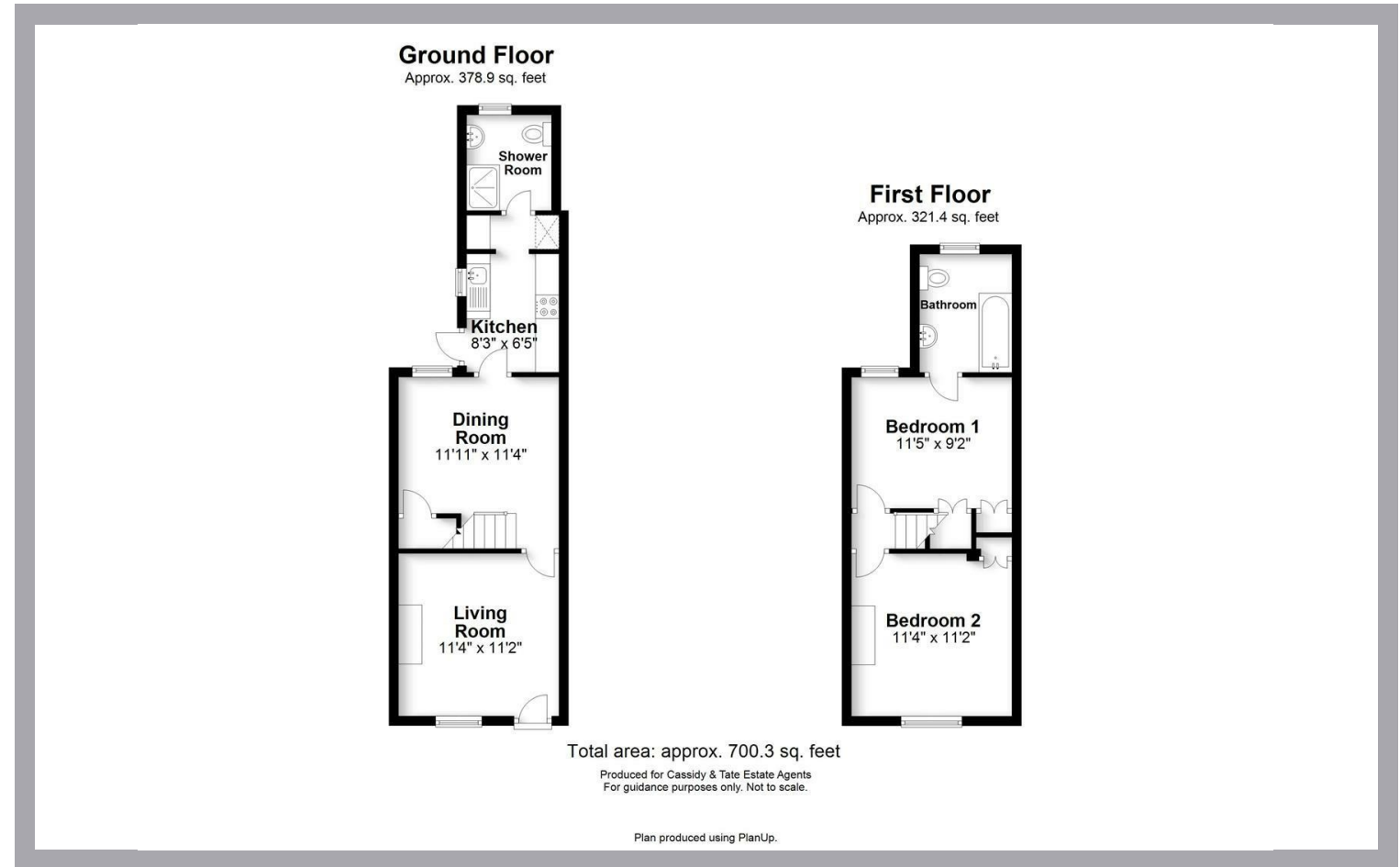
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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

ALBION ROAD  
ST. ALBANS  
AL1 5DZ



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

A two bedroom semi detached cottage conveniently located just a short walk to the mainline station and offered for sale with no upper chain. The ground floor accommodation consists of two separate reception rooms, modern kitchen and downstairs shower room. Whilst on the first floor, there are two double bedrooms with an en suite bathroom off the main bedroom. Externally, there is a rear courtyard garden with side access. Clarence Park, local schools and close proximity to the City centre makes Albion Road a sought after address for commuters



## Specialists in Bespoke Properties

- Semi Detached Cottage
- Two Double Bedrooms
- En Suite Bathroom
- Council Tax D £2,094
- Short Walk To The Station
- Two Reception Rooms
- Downstairs Shower Room
- No Upper Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

