

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](http://www.cassidyandtate.co.uk)

FIRWOOD AVENUE

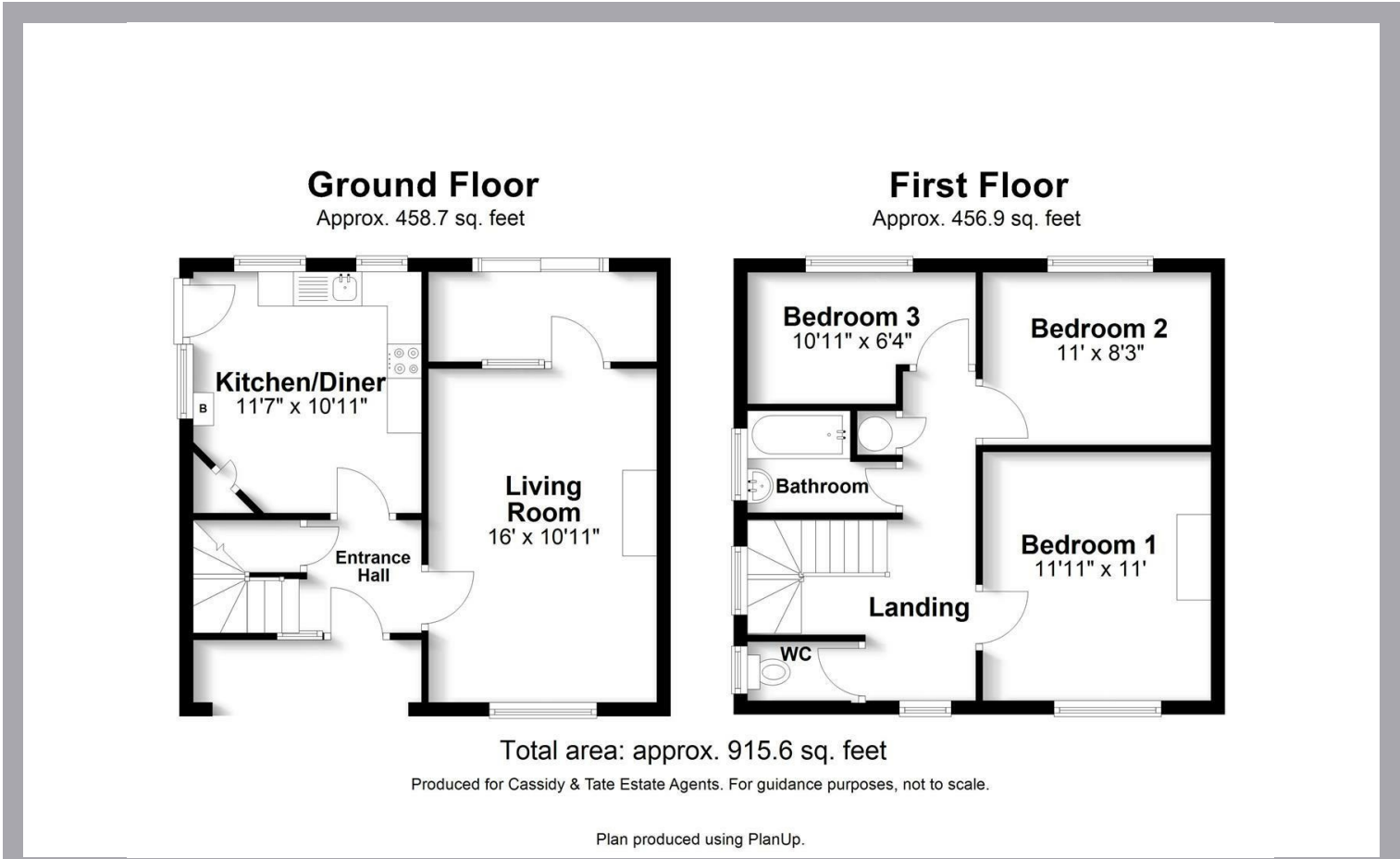
ST. ALBANS

AL4 0TA

£2,000 PCM

EPC Rating: E Council Tax Band: E





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

Set in a popular residential area is this three bedroom family home. The property layout offers functional and generous room dimensions and comprises a living/dining room with a patio door leading onto the rear garden, and a fitted kitchen/breakfast room. On the first floor are three bedrooms which are served by a family bathroom and separate w/c. Externally, the property is complemented by a well tended rear garden and parking to the front. Firwood Avenue is conveniently situated within close proximity of highly acclaimed schools and close to The Alban Way, a favoured walk/cycle path that provides ease of access to St Albans mainline railway station and St Albans city centre, with its varied shopping and leisure facilities. Unfurnished.



## Specialists in Bespoke Properties

- Recently Re Furbished
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Private Driveway
- Energy Performance Rating-E
- Council Tax Band E
- One weeks holding fee based on the asking price £461.53
- Five weeks deposit based on the asking price £2307.69

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Free Online Valuation

