



SPICER STREET

ST ALBANS
AL3 4PH

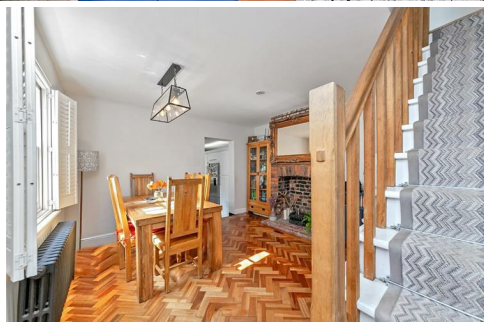
Price Guide £1,100,000



All The Ingredients Needed For A Fabulous Lifestyle

A charming three bedroom Georgian home situated within the very heart of St. Albans scenic conservation area nestled on a pretty and quiet road. Meticulously updated by the current owners the property offers a wealth of character including exposed feature open fireplaces, character features and sash style windows combined with modern fixtures and fixtures, creating a lovely home that boasts cosy, welcoming living accommodation spread over two floors. To the ground floor is a living room, dining room, study, cloakroom, useful store area and a kitchen fitted with sleek wall and base units. Stairs leading from an inner hallway up onto a sunning decked private roof terrace with views over the conservation area. On the first floor are three bedrooms and a stylish family bathroom. 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. Council Tax Band 'E'.





*Specialists in
Bespoke Properties*

- Conservation Area
- Living Room, Dining Room, Study
- Roof Top Garden
- Walk To City Centre
- Walk To City Station
- Three Bedrooms
- Modern Kitchen
- Period Home

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		

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		
England & Wales		
EU Directive 2002/91/EC		



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

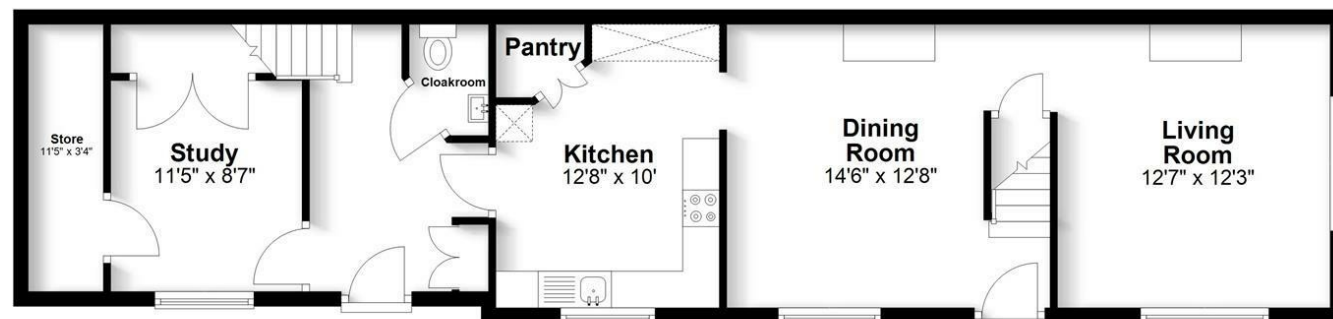


St Albans Office
 10 High Street, St Albans
 Herts AL3 4EL
 01727 228428
 stalbans@cassidyandtate.co.uk

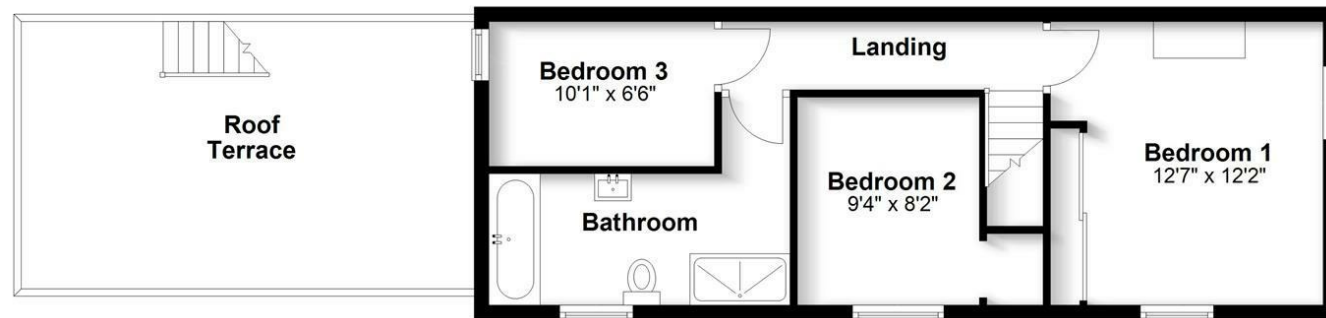
Marshalswick Office
 59 The Quadrant, St Albans,
 Herts AL4 9RD
 01727 832383
 marshalswick@cassidyandtate.co.uk

Wheathampstead Office
 39 High Street, Wheathampstead,
 Herts AL4 8BB
 01582 831200
 wheathampstead@cassidyandtate.co.uk

Ground Floor
 Approx. 722.2 sq. feet



First Floor
 Approx. 472.2 sq. feet



Total area: approx. 1194.4 sq. feet
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency



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