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IVINGHOE CLOSE

ST ALBANS

AL4 9JR

£2,500 PCM

EPC Rating: D Council Tax Band: E



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# All The Ingredients Needed For A Fabulous Lifestyle

Located in a lovely cul-de-sac location is this four bedroom family home, conveniently located near excellent schools and good local amenities within the Jersey Farm area. The accommodation comprises of an entrance hall, kitchen, and good sized lounge/diner. Upstairs are four double bedrooms and a family bathroom. Outside to the rear is a private enclosed garden, to the front is a driveway providing parking for a couple of cars leading to the garage. Jersey Farm is a sought after residential area of St. Albans. It has its own parade of shops, doctor and dentist surgeries, a hairdresser and a 'Tesco' express, and close proximity to some outstanding schools.



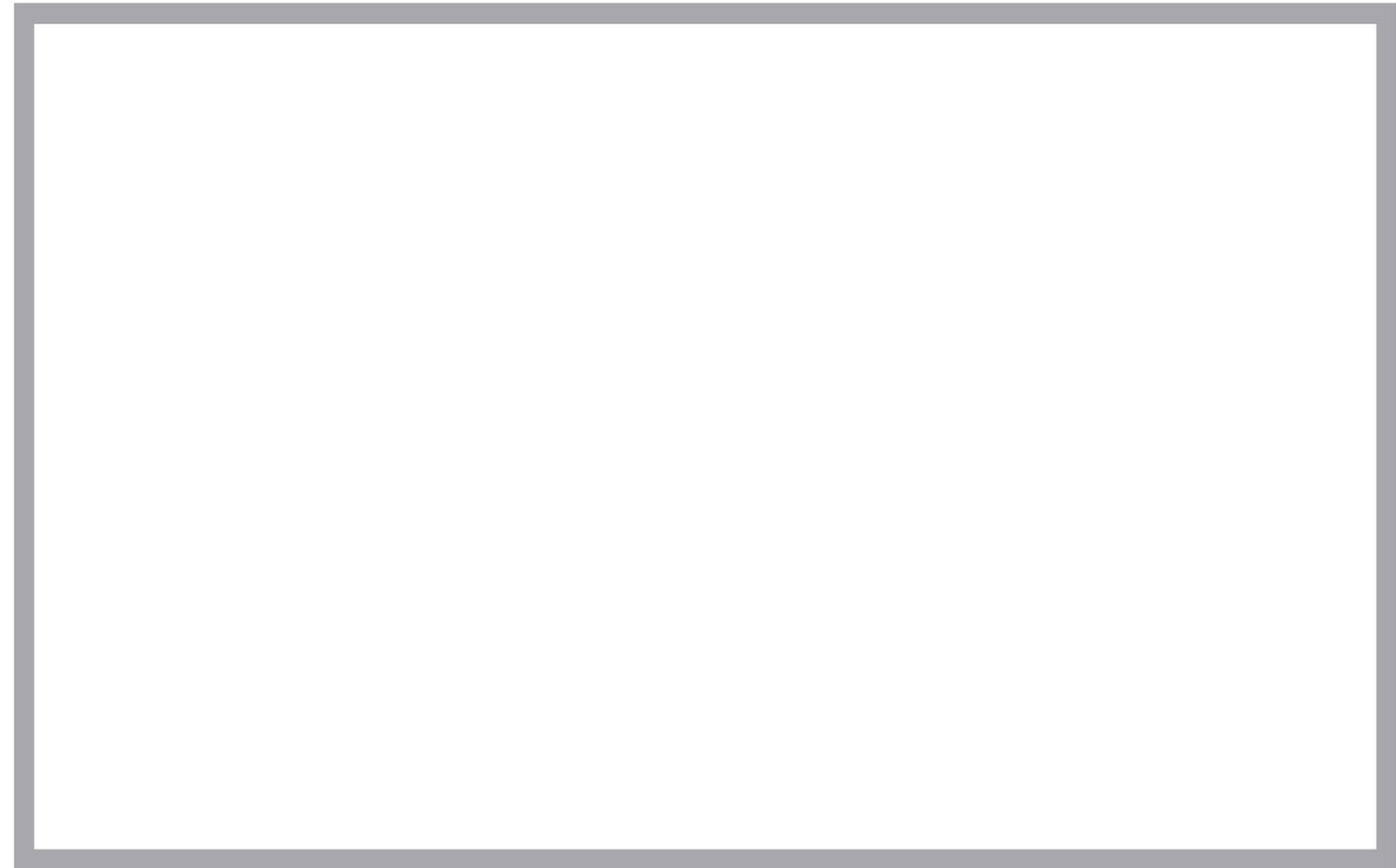
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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## Specialists in Bespoke Properties

- Family Home
- Open plan lounge dining room
- Private rear garden
- Garage
- One weeks holding fee based on the asking price £576.92
- Four bedrooms
- Family bathroom
- Driveway parking
- Close to outstanding schools
- Five weeks deposit based on the asking price £2884.61

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		
EU Directive 2002/91/EC		

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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		
EU Directive 2002/91/EC		