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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CATHERINE STREET
ST. ALBANS
AL3 5BP

Guide Price £750,000

EPC Rating: D Council Tax Band:

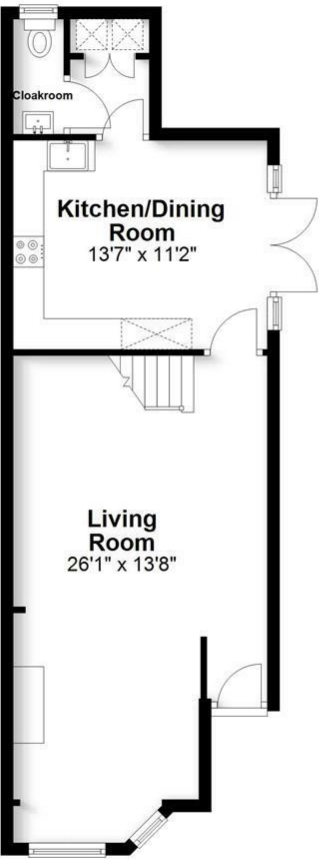


All The Ingredients Needed For A Fabulous Lifestyle

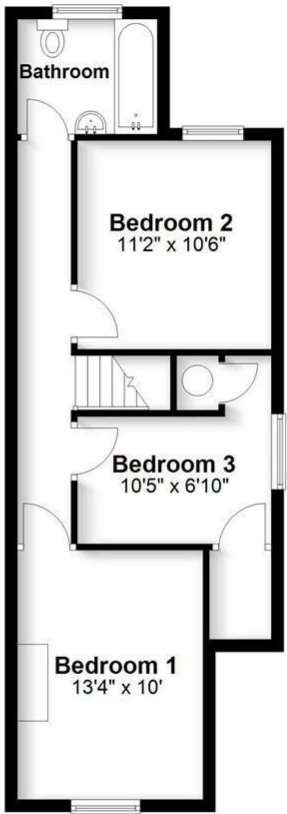
Nestled in the heart of St. Albans on Catherine Street, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The location is truly enviable, situated within the city centre, allowing for easy access to a variety of shops, restaurants, and local amenities. For those who commute, the close proximity to the city station ensures that travel to London and beyond is both convenient and efficient. Additionally, the property falls within a desirable school catchment area, making it an ideal choice for families seeking quality education for their children. This home also presents exciting potential for expansion, offering scope to extend and personalise the property to suit your lifestyle. With its combination of space, location, and future possibilities, this semi-detached house on Catherine Street is a remarkable find in the vibrant city of St. Albans. Don't miss the chance to make this delightful property your new home.



Ground Floor
Approx. 524.1 sq. feet



First Floor
Approx. 499.8 sq. feet



Total area: approx. 1023.9 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



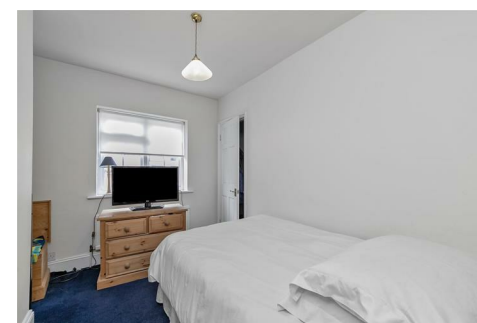
Why Cassidy & Tate

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

- Lapsed Approved Planning For Driveway
- Side Access
- City Centre Location
- School Catchment Area
- Private Rear Garden
- Scope To Extend STPP
- Semi-Deatched
- Close To City Station

Free Online Valuation



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	57	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

