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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NEW ENGLAND STREET
ST. ALBANS
AL3 4QG

Price Guide £635,000

EPC Rating: D Council Tax Band: D

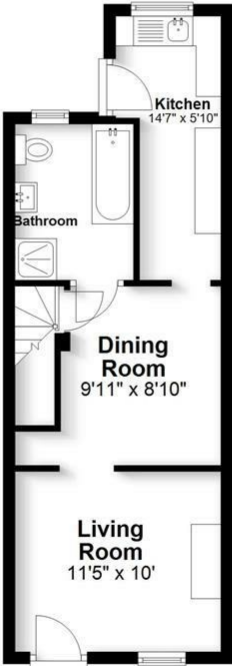
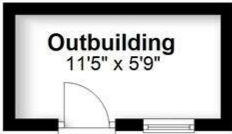


All The Ingredients Needed For A Fabulous Lifestyle

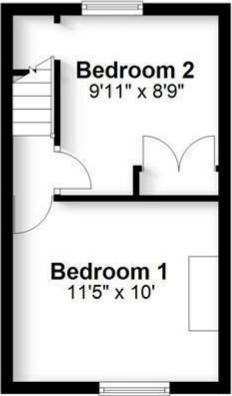
Rarely available and full of potential, this characterful mid-terrace cottage on New England Street in St. Albans presents an excellent opportunity for buyers looking to personalise and make a home their own. With two reception rooms, the property offers flexible living space ideal for both relaxing and entertaining. The sitting room and dining room provide a warm, inviting atmosphere, perfect for gatherings or quiet evenings in. The galley kitchen has just been refitted, while the ground floor bathroom offers convenience and scope for modernisation. Upstairs, two double bedrooms provide comfortable and private accommodation. Off-street parking, a rare advantage in this area and a low-maintenance rear garden further enhance the appeal. A freestanding outbuilding adds versatility and could easily be converted into a home office or studio space. Situated just a five-minute walk from St. Albans city centre, with its vibrant mix of shops, restaurants, and bars, this home is ideally located. Offered with vacant possession, it's a great opportunity for first-time buyers or those looking to upsize and add value.



Ground Floor
Main area: approx. 370.9 sq. feet
Plus outbuildings, approx. 65.4 sq. feet



First Floor
Approx. 230.1 sq. feet



Main area: Approx. 55.8 sq. metres (601.0 sq. feet)
Plus outbuildings, approx. 6.1 sq. metres (65.4 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

- Attractive Terrace Cottage
- Views Overlooking The 'Old Brickie' Park
- Newly Renovated Kitchen
- Two Double Bedrooms
- Central Location
- Off Street Parking
- Garden with Outbuilding
- No Chain

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	78
EU Directive 2002/91/EC		

