

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

LINCOLNS CLOSE  
ST. ALBANS  
AL4 9YQ

£3,000 Per Month

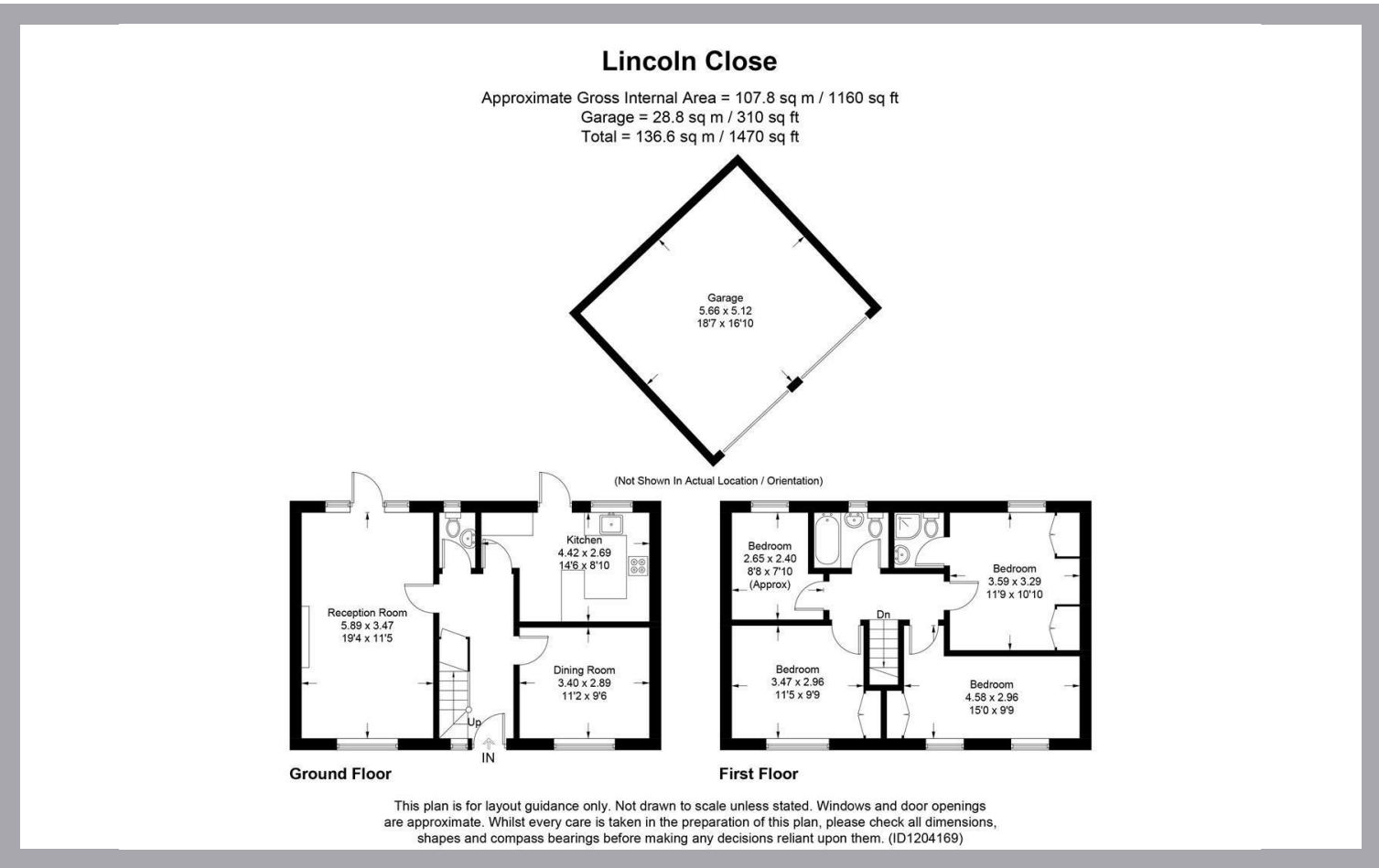
EPC Rating: C Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

A delightful four bedroom detached Bovis home situated in a quiet cul de sac position in the ever popular development of Jersey Farm. The ground floor consists of a kitchen/breakfast room with access out to the rear garden, a generous lounge with French doors also leading to the rear garden, separate dining room, and a useful cloakroom. Upstairs, is the main bedroom with built-in wardrobes and en-suite shower room, three further bedrooms and a family bathroom. To the front of the property is a seperate double garage and double driveway providing off road parking for several cars, and to the rear a generous, well maintained landscaped garden. Lincolns Close is located moments away from open countryside and highly regarded local schooling. 6 month initial tenancy.



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.



## Specialists in Bespoke Properties

- Four Bedroom Detached House
- Kitchen/Breakfast room
- Seperate Dining room
- Double Garage
- One weeks holding fee based on the asking price £692.30
- Cul de Sac location
- Living Room
- En suite to Main Bedroom
- Beautiful Landscaped Garden
- Five weeks deposit based on the asking price £3461.53

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 <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		
England & Wales	EU Directive 2002/91/EC	