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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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COOMBE CLOSE
HATFIELD
AL10 0FH

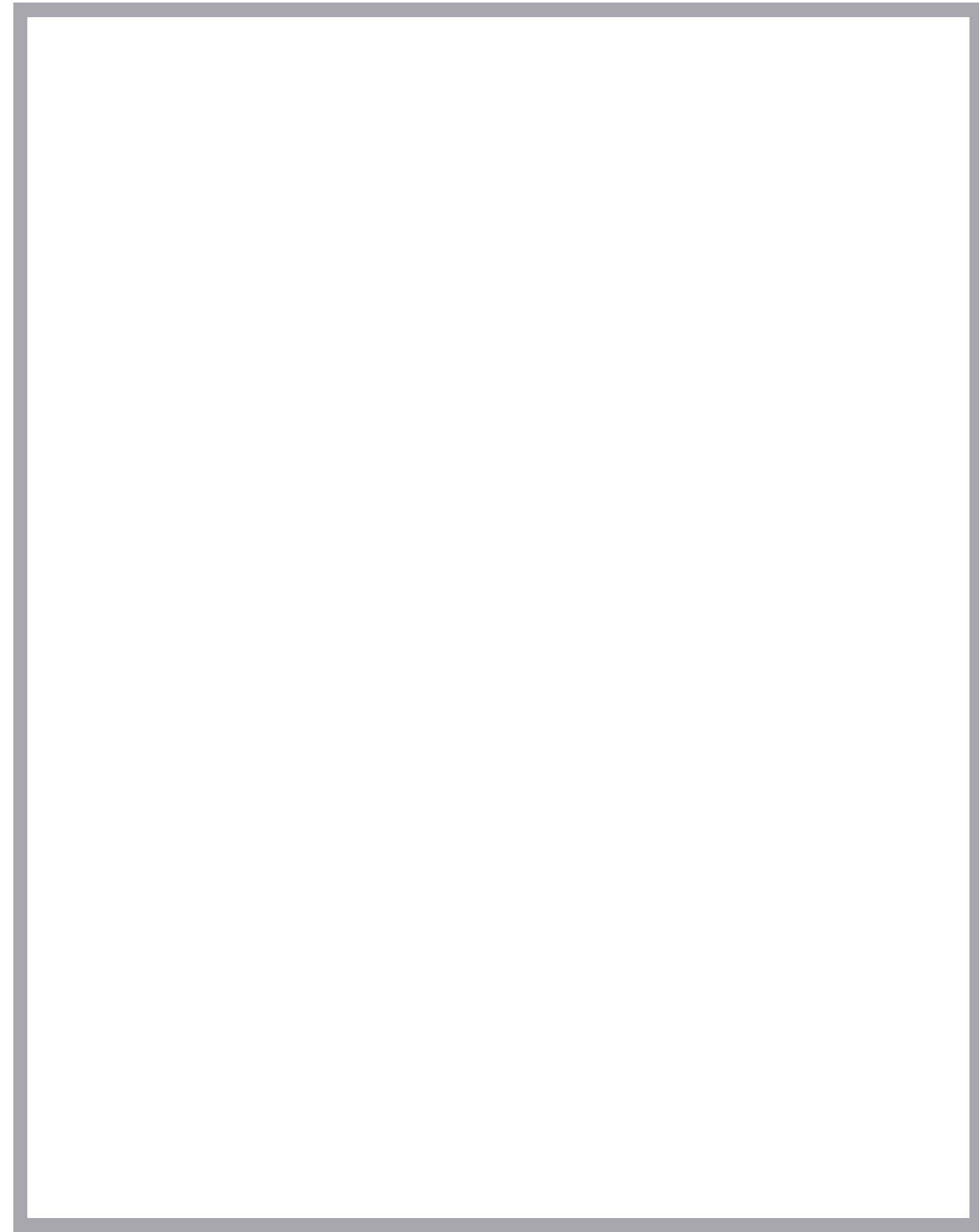
£2,300 Per Calendar Month

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A rarely available end of terrace family home located in a private, gated close. The property is ideally located only a stone throw away from the Galleria shopping centre with an abundance of amenities to suit families. The ground floor comprises of entrance hall, lounge, downstairs cloakroom with W/C and modern kitchen diner. Upstairs offers two spacious bedrooms with fitted wardrobes as well as an additional room suitable as a study or nursery with stairs leading to the second floor with master bedroom. This home boasts great commuter links via the A414, A1(M) and A1001 as well as easy access to Hatfield train station, University of Hertfordshire, Hatfield business park and leisure centre. Further benefits include private off street parking, Unfurnished. No HMO License.



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

- End Of Terrace House
- Three Bedrooms
- Downstairs WC
- Garden
- Holding Deposit £530.76
- Gated Cul de Sac
- Kitchen/Diner
- Allocated Parking
- Council Tax Band: E
- 5 Weeks Deposit £2,653.84

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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	



