



TO LET

Elizabeth Drive, Tring
£1,700 pcm + security deposit

Newly decorated and carpeted three bedroom house -walking distance to Tring town centre

- Pleasant terraced house
- Walk to Tring town centre
- Short distance to station
- Newly decorated
- Close to good local schools
- New flooring
- Three bedrooms
- Rear garden
- Off road parking



£1,700 pcm +
security deposit

Elizabeth Drive,
Tring,
Herts
HP23 5HL

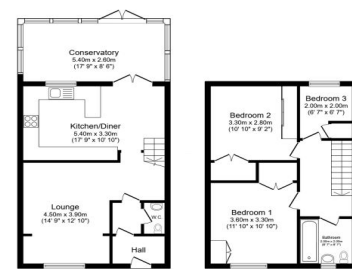
>> Key Features

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- Walk to Tring town centre
- Short distance to station
- Newly decorated
- New flooring
- Three bedrooms
- Rear garden
- Off road parking
- Close to good local schools

This newly decorated and carpeted three bedroom mid-terrace house in this quiet no through road comes to the market on an unfurnished basis and is available immediately. Ideally situated close to Tring with its lovely walks at the reservoir and bird sanctuary close by, the accommodation comprises entrance hall, cloakroom, good size living room, fitted kitchen/diner (please ask about appliances), large conservatory, upstairs to two double bedrooms and one single bedroom plus family bathroom with bath and shower over. Pleasant rear garden. Parking for two vehicles. Gas central heating. Double glazing. Other features include - bus stop nearby with a regular service to Tring and Aylesbury/Berkhamsted - short distance to train station with trains into London Euston - good local schools. AVAILABLE IMMEDIATELY. UNFURNISHED. ENERGY EFFICIENCY RATING GRADE C. COUNCIL TAX BAND D (Dacorum borough council).

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





Ground Floor
Floor area 57.8 m² (622 sq.ft.)

First Floor
Floor area 42.7 m² (459 sq.ft.)

TOTAL: 100.4 m² (1,081 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any half floor area), openings and conversions are approximate. It should not be used as a basis for any legal agreement. No liability is taken for any errors or omissions. It should not be used as a basis for any legal agreement. No liability is taken for any errors or omissions.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.