





£275,000

Located a short walk away from Tring high street and close to local schools this spacious two bedroom ground floor maisonette, is welcomed to the market offering lounge/dining room, kitchen and family bathroom. Other benefits also include communal gardens and allocated parking for one car with visitor spaces as well.

Property Description

ENTRANCE

Door to:

LOUNGE/DINING ROOM

Double glazed windows to front and side aspects. Radiator, storage cupboard.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl sink unit with mixer tap over, built-in oven and gas hob with extractor fan over, space for fridge freezer, integrated washing machine, concealed wall-mounted gas boiler.

INNER HALL

Doors to bedrooms and bathroom, storage cupboard.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM


Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

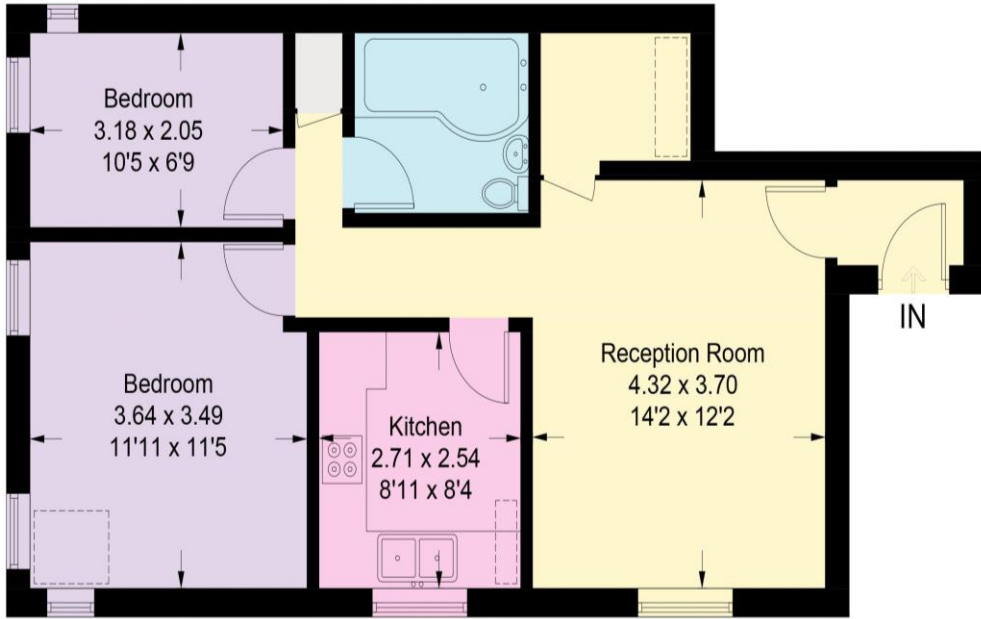
OUTSIDE

PARKING

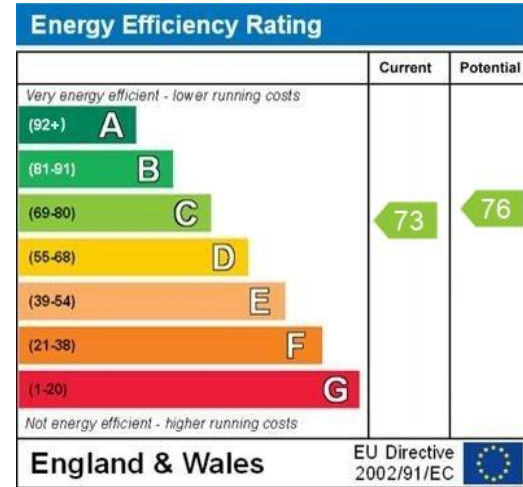
One allocated parking space.

COMMUNAL GARDENS

 = Reduced headroom below 1.5m / 5'0



Ground Floor



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk