





**Offers in Excess of
£250,000**

This cosy two bedroom mid terraced property is presented to the market offering lounge/dining room, kitchen/breakfast room, two double bedrooms and a family bathroom. Further benefits include front and rear gardens, garage and allocated parking, NO UPPER CHAIN.

Property Description

ENTRANCE

Leaded light door to:

ENTRANCE HALL

Radiator, door to:

LOUNGE/DINING ROOM

Double glazed window to front aspect. Radiator, stairs rising to first floor, door to kitchen.

KITCHEN

Double glazed window and door to rear. Fitted with a range of base and eye level units with work surface over, stainless steel sink unit with mixer tap over, cooker point with extractor fan over, plumbing for automatic washing machine and dishwasher, tiled floor, part tiled walls, wall-mounted gas boiler.

LANDING

Access to boarded loft space via extending ladder.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, airing cupboard housing hot water cylinder.

BATHROOM

White suite comprising low level WC, panelled bath with shower unit over, pedestal wash hand basin, tiled walls, radiator.

OUTSIDE

GARAGE

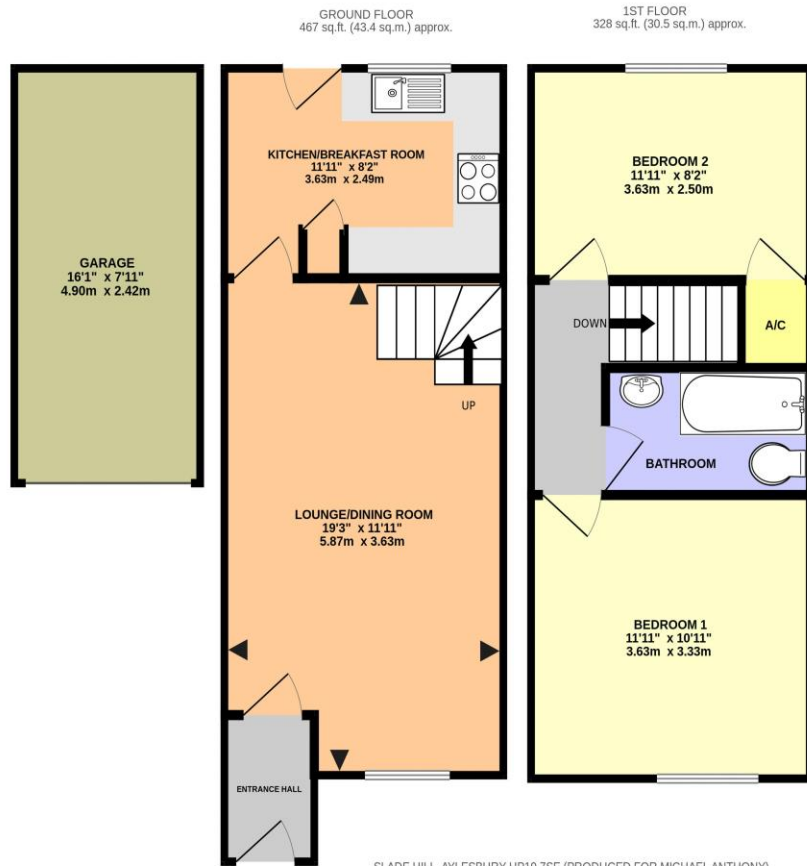
Garage in a block to the rear of the property.

FRONT GARDEN

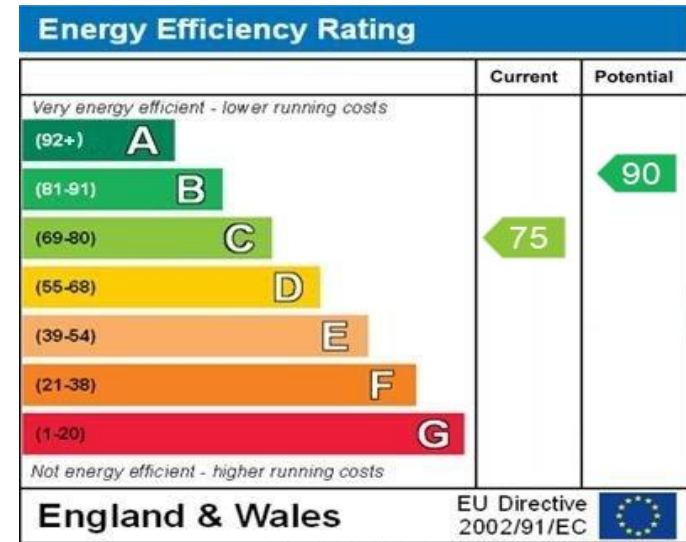
Path to front door.

REAR GARDEN

Paved patio with steps and slope leading to lawn area with flower and shrub beds, all enclosed by panel fencing, one storage shed, outside light, cold water tap, gated rear access leading to garage.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.
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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

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