





£495,000

Located in the conservation area close to all the local amenities of Tring, this well presented three bedroom mid terraced, character, property is welcomed to the market offering open plan living/dining room, kitchen and cloakroom. Other benefits also include low maintenance rear garden with garden studio.

Property Description

ENTRANCE

Door to:

LOUNGE/DINING ROOM

Double glazed window to front aspect. Feature fireplace with brick surround, two radiators, stairs rising to first floor, door to basement, opening to kitchen.

KITCHEN

Double glazed window to side aspect, double glazed French doors to rear, Velux window. Fitted with a range of wall-mounted and floor standing units with work surface over, stainless steel sink with drainer and mixer tap, gas hob, electric oven with extractor fan over, built-in fridge freezer, space for dishwasher, space for washing machine, door to WC.

LANDING

Double glazed window to rear aspect. Stairs rising to loft room.

BEDROOM ONE

Double glazed window to front aspect. Feature fireplace, radiator.

BEDROOM TWO

Double glazed sash window to front aspect. Radiator.

BEDROOM THREE/LOFT ROOM

Double glazed Velux window to rear aspect. Eaves storage, radiator.

BATHROOM

Double glazed frosted window to rear aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

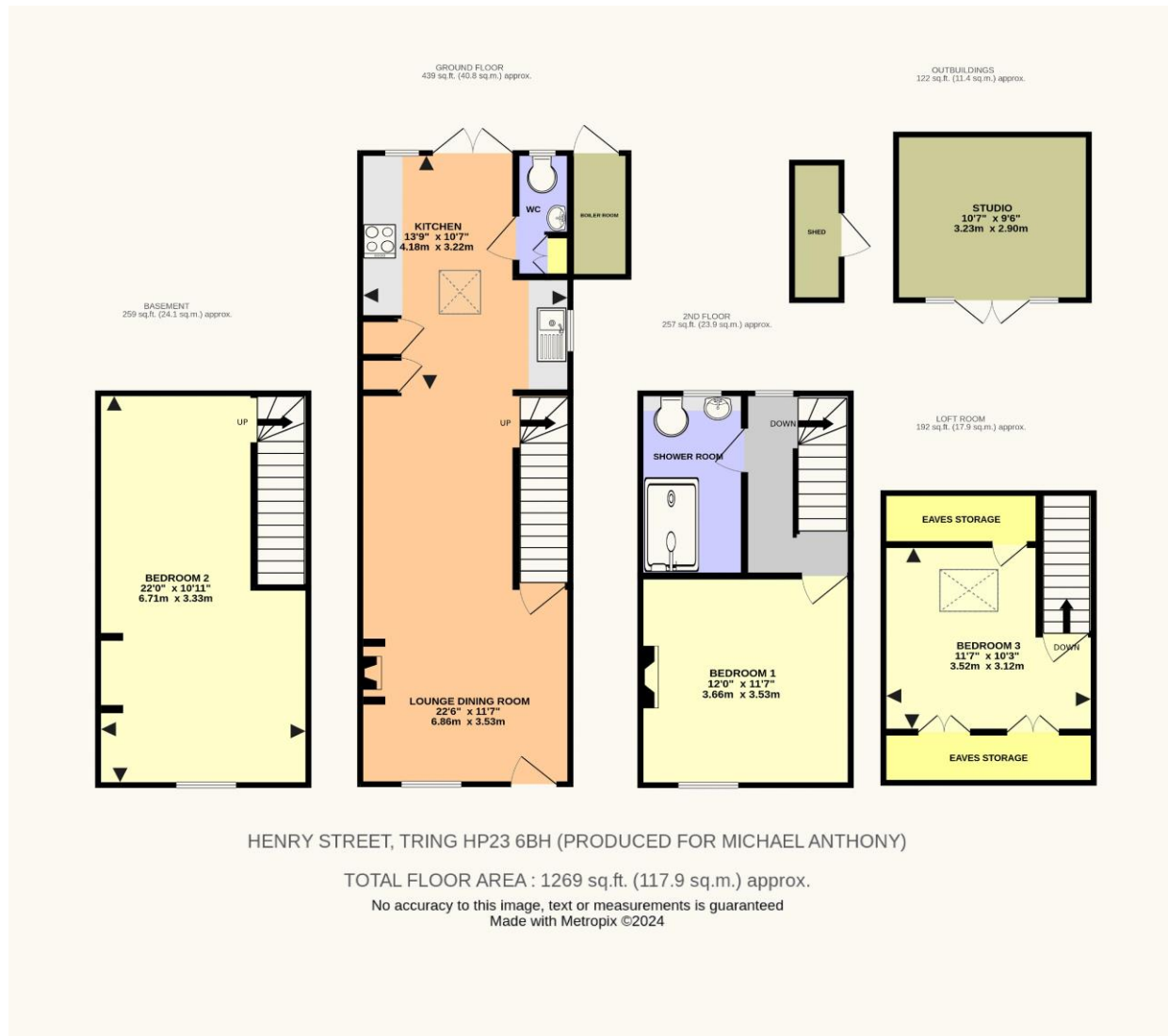
OUTSIDE

FRONT GARDEN

Path to front door.

REAR GARDEN

Laid for low maintenance with paved patio area, all enclosed by panel fencing, and Timber shed and studio to the rear.



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