





£425,000

Set in the heart of the conservation area close to Tring High street and all local amenities this beautifully presented extended two bedroom Victorian terraced cottage is offered to the market with no onward chain and comprises living room/dining room, kitchen, family bathroom, en suite shower room and a low maintenance rear garden.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed window to front aspect. Radiator, opening to dining area and access to cellar.

DINING ROOM

Double glazed window to rear aspect. Radiator, stairs rising to first floor, under stairs storage cupboard, door to kitchen.

KITCHEN

Double glazed window and door to side. fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap, built-in oven and hob with extractor fan over, integrated fridge freezer, integrated washing machine, door to bathroom.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, door to en-suite.

EN-SUITE

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

BATHROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin, heated towel rail, panelled bath with shower over.

OUTSIDE

FRONT GARDEN

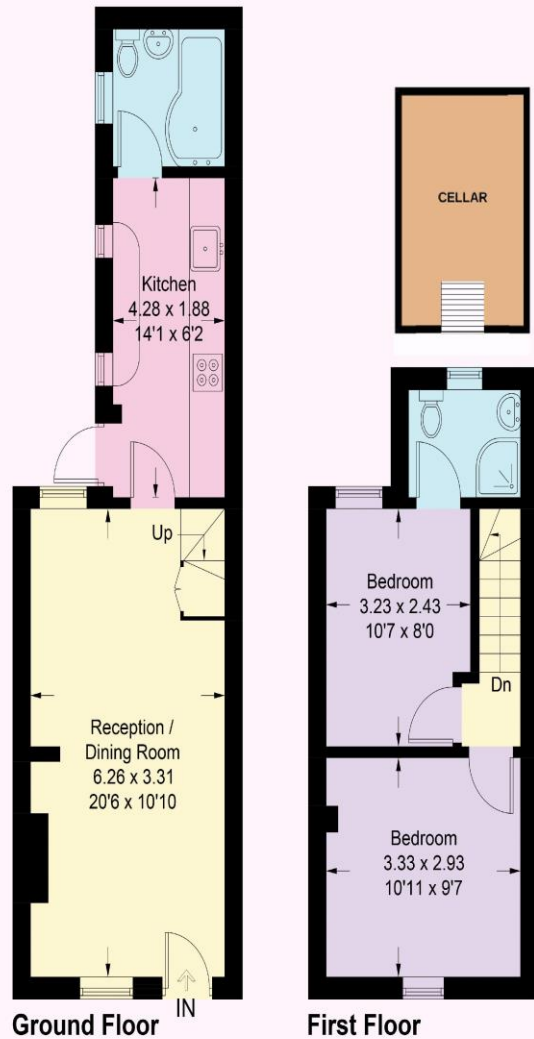
Path to front door, shingled area to side.

REAR GARDEN

Laid to lawn, enclosed by timber fence panelling.

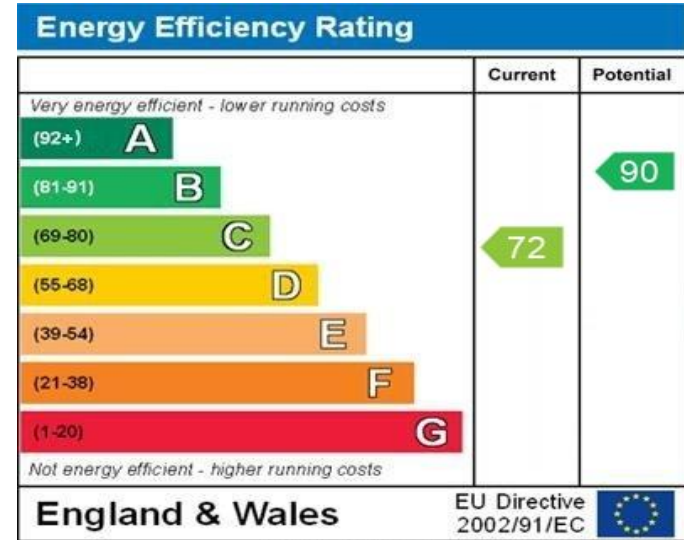


Charles Street



Approximate Total Area
615 sq ft / 57.1 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1106062)



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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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