





£325,000

This charming two bedroom character cottage, located in the conservation area of Tring is welcomed to the market offering easy access to all local amenities and town centre. Accommodation comprises of lounge with log burner, kitchen, downstairs bathroom, courtyard garden and parking.

Property Description

ENTRANCE

Door to Lounge.

LOUNGE

Double glazed window to front, feature fireplace with wood burning stove, radiator, stairs to first floor.

KITCHEN

Fitted with a range of both floor and wall mounted units with work surfaces over, single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for automatic washing machine, space for fridge freezer, double glazed window to rear and opening to rear lobby.

REAR LOBBY

Stable door to garden and door to Bathroom.

BATHROOM

Comprising of a panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, tiled walls, radiator, double glazed frosted window.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed window to front, radiator, built in cupboard.

BEDROOM TWO

Double glazed window to rear, radiator.

OUTSIDE

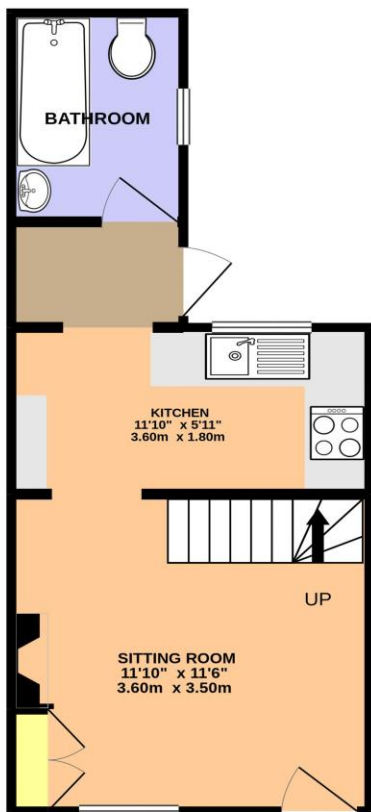
REAR GARDEN

A lovely south facing courtyard garden with outside cold water tap and lighting, gated rear access to parking area.

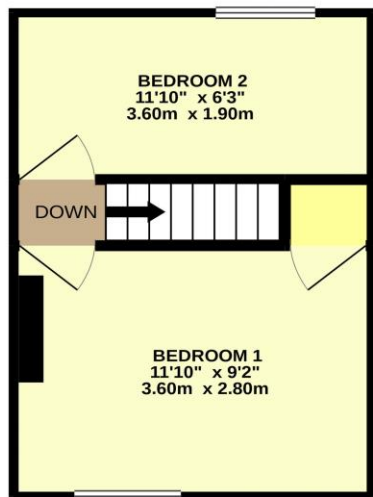
PARKING

Parking area for one car directly to the rear of the property.

GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



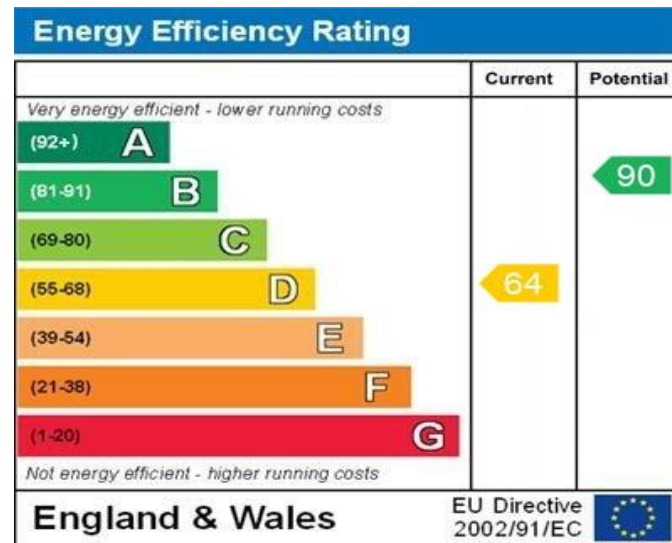
1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



WESTERN ROAD, TRING HP23 4BQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 472 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



WWW.EPC4U.COM

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