





£375,000

Located in the heart of Tring's conservation area offering easy access to all local amenities including the High Street this two bedroom Victorian cottage has been beautifully maintained throughout retaining many original features and is welcomed to the market offering lounge with feature fireplace, re fitted kitchen and bathroom and an enclosed rear garden.

Property Description

ENTRANCE

Stained glass door to:

LOUNGE

Double glazed window to front aspect. Feature open fireplace with brick hearth, radiator, built-in units, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Re-fitted with a range of base and eye level units with work surface over, part tiled walls, space for washing machine, stainless steel sink unit with mixer tap and drainer, built-in oven and hob with extractor fan over. Door to rear lobby, stairs rising to first floor.

REAR LOBBY

Airing cupboard housing gas combi boiler, part glazed door to garden.

BATHROOM

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

LANDING

Doors to bedrooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, exposed brick to one wall.

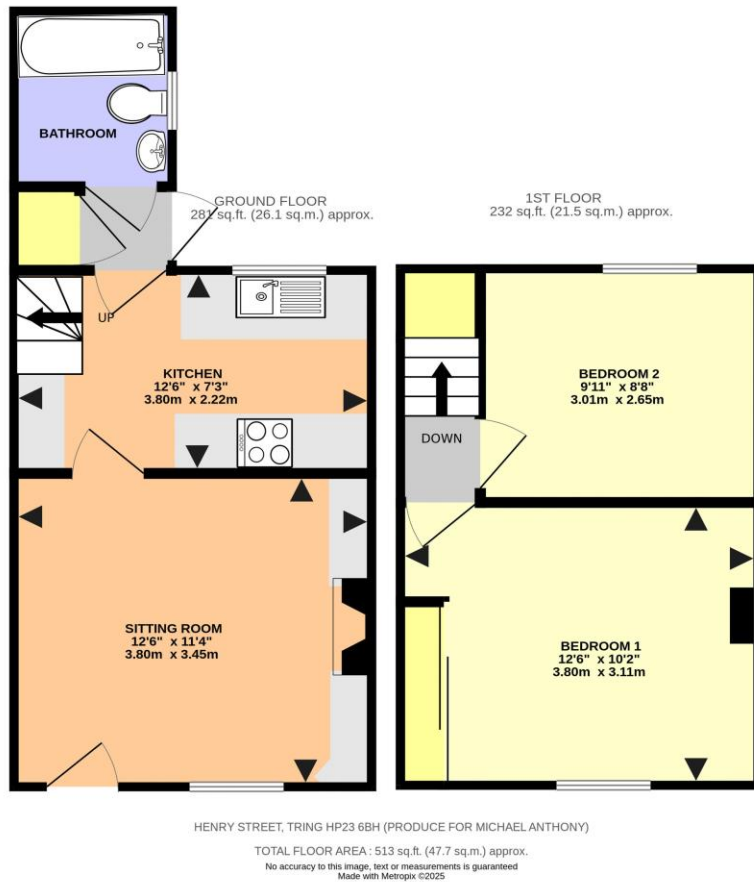
BEDROOM TWO

Double glazed window to rear aspect. Radiator, access to loft space.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio area all enclosed by panel fencing, brick built storage shed, outside cold water tap, gated side access.



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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