





£195,000

Set in the ever popular and peaceful Coppice Farm Park in St Leonards near Tring, this recently renovated two double bedroom park home offers spacious open plan living with generous lounge, refitted kitchen and refitted bathroom.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed window to front aspect, double glazed window to rear aspect, two double glazed windows to side aspect. Four radiators.

DINING ROOM

Double glazed window to rear aspect. Radiator, opening to lounge.

KITCHEN

Double glazed window and door to front. Refitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, integrated washing machine, integrated fridge freezer, built-in oven and hob with extractor fan over, concealed wall-mounted gas boiler.

INNER HALL

Radiator, doors to bedrooms and shower room, airing cupboard.

BEDROOM ONE

Double glazed windows to side and rear aspects. Radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

SHOWER ROOM

Double glazed frosted window to front aspect. Low level WC, walk-in shower cubicle, pedestal wash hand basin, heated towel rail.

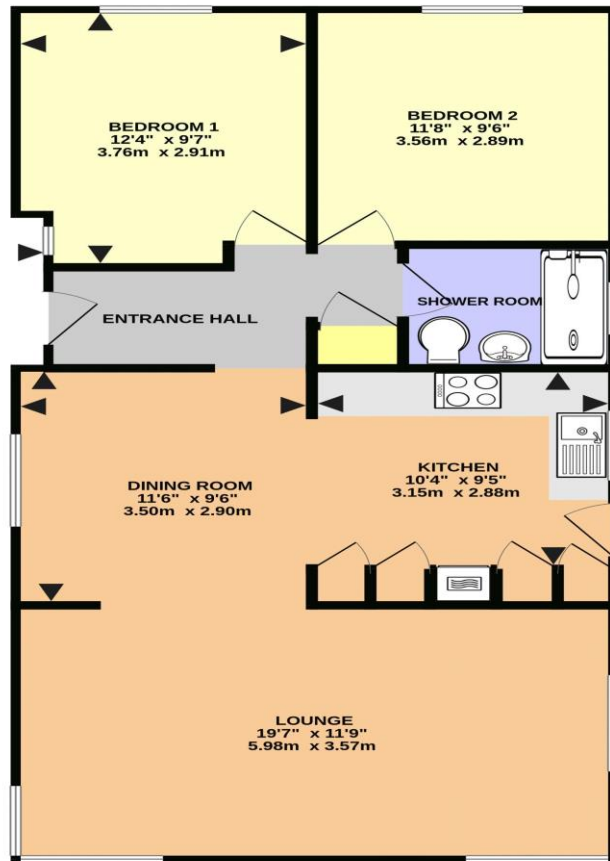
OUTSIDE

REAR GARDEN

Lawn and shingle areas, external power sockets, gated rear access.

ADDITIONAL INFORMATION

N.B. Please note that the property will require touching up decoratively in a few rooms.



COPPICE FARM PARK, TRING HP23 6LG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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