







**£280,000**

Situated on the outskirts of Tring with direct access to the Grand Union Canal, this one bedroom house offers exceptional access to the Tring Reservoirs and benefits from an open plan kitchen/lounge, upstairs bathroom, garden and one allocated parking space.

# Property Description

## ENTRANCE HALL

Fuse board, single glazed door to:

## LOUNGE

Two double glazed windows to rear aspect. Television point, thermostat, dado rail, radiator, stairs rise to the first floor.

## KITCHEN

Double glazed window to side aspect. Range of wall mounted and floor standing units, gas point for cooker, plumbing for washing machine, part tiled walls, rolled edge work surface areas, single drainer sink unit.

## LANDING

Smoke alarm, doors to bedroom and bathroom.

## BEDROOM

Double glazed window to rear aspect. Fitted storage cupboard, radiator, coving to ceiling, spotlights, access to loft space.

## BATHROOM

Double glazed frosted window to side aspect. Low level wc, wash hand basin, bath with electric shower over, complementary tiled splash back areas, radiator, door to airing cupboard housing boiler.

## OUTSIDE

## PARKING

One allocated parking space.

## FRONT GARDEN

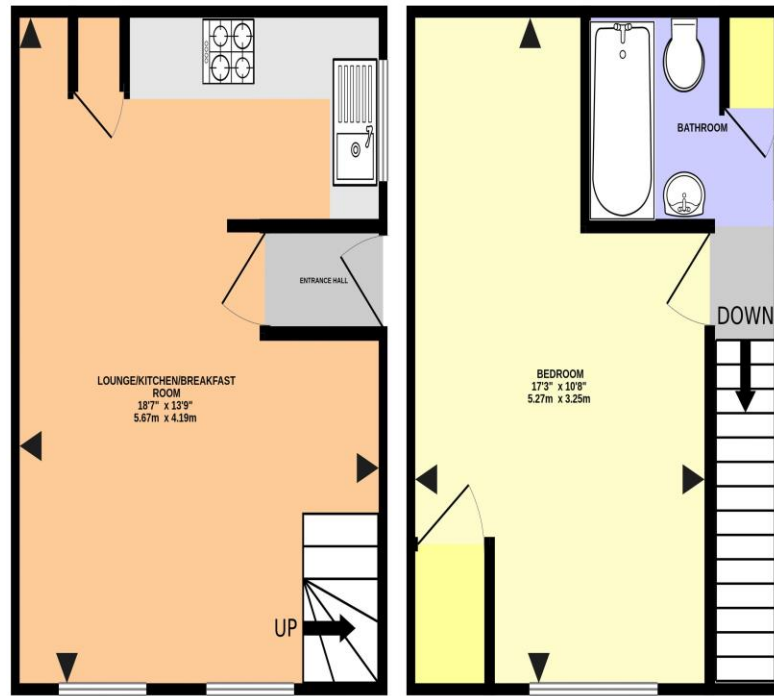
Paved and shingled with bushes and plants surrounding, light sensor.

## REAR GARDEN

Shingled area, timber shed, enclosed by mature trees and shrubs, access to canal front.

GROUND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.

1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



BULBOURNE COURT, TRING HP23 4TP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.  
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