





Guide Price
£230,000

Situated in a private setting in a cul de sac this well maintained one bedroom terraced home is offered to the market with no upper chain and benefits from gas central heating, ample parking, rear garden area and potential for the loft to be converted(subject to usual permissions).

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, door to:

LOUNGE

Double glazed double doors to rear. Radiator, stairs rising to first floor with a large storage cupboard underneath.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven and gas hob with extractor fan over, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for under counter fridge and freezer.

LANDING

Storage cupboard housing wall-mounted gas boiler, radiator, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect.

BATHROOM

Double glazed frosted window to front aspect. Panelled bath with shower over, glass shower screen, low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

FRONT GARDEN

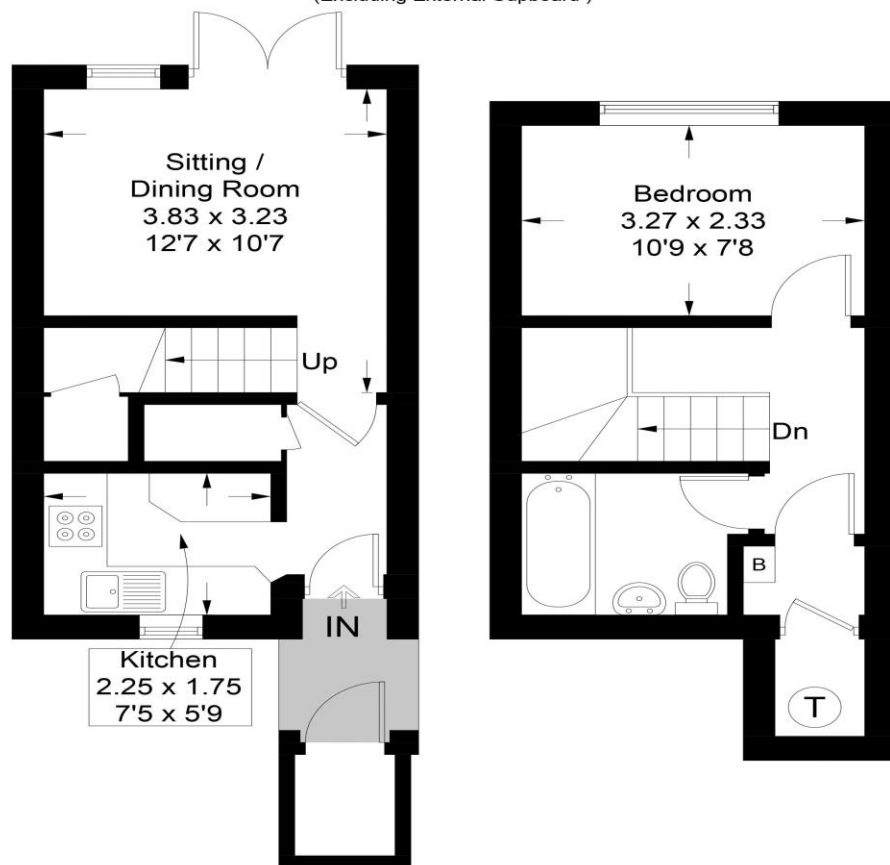
Path to front door.

REAR GARDEN

Mainly laid to lawn with small patio area.

Bushells Wharf

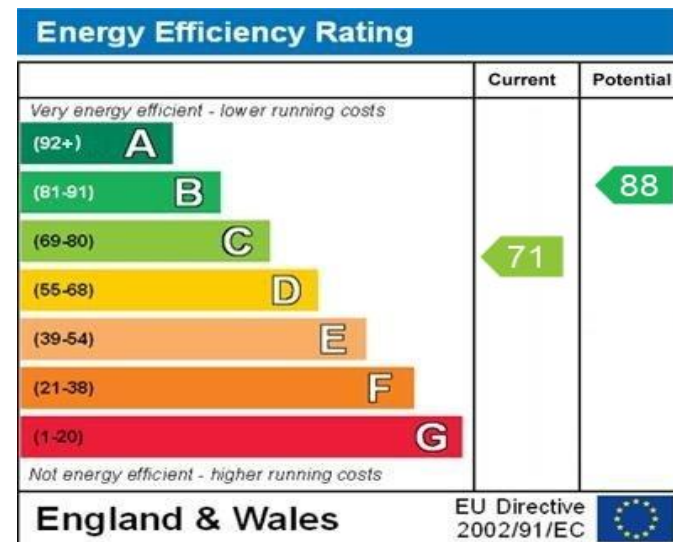
Approximate Gross Internal Area
Ground Floor = 20.9 sq m / 225 sq ft
First Floor = 20.9 sq m / 225 sq ft
Total = 41.8 sq m / 450 sq ft
(Excluding External Cupboard)



Ground Floor

First Floor

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. (ID1176963)



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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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk