





£325,000

This two bedroom Victorian cottage set in the heart of the conservation area and only a short walk from Tring high street which offers an abundance of shops, cafe's and restaurants as well as a weekly market. The property benefits from lounge, dining room, front and rear gardens and no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed sash window to front aspect. Radiator, fireplace.

DINING ROOM

Double glazed sash window to front aspect. Stairs to first floor, radiator.

KITCHEN

Double glazed sash window to side aspect. A range of wall-mounted and floor standing units with work surface over, built-in gas oven and hob, stainless steel sink with hot and cold taps, door to side.

UTILITY

Space for washing machine and fridge freezer.

BEDROOM ONE

Double glazed sash window to front aspect. Radiator.

BEDROOM TWO

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

BATHROOM

Low level WC, wash hand basin with hot and cold taps, bath with shower over, extractor fan.

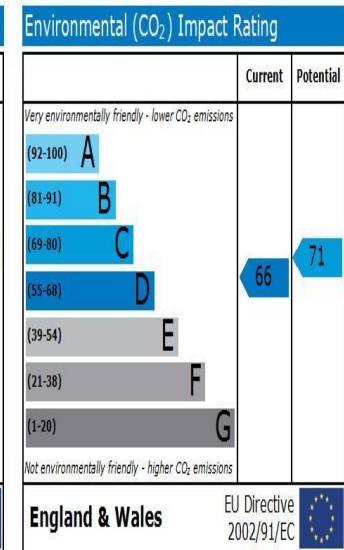
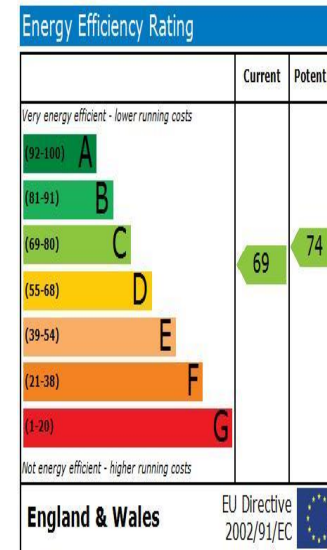
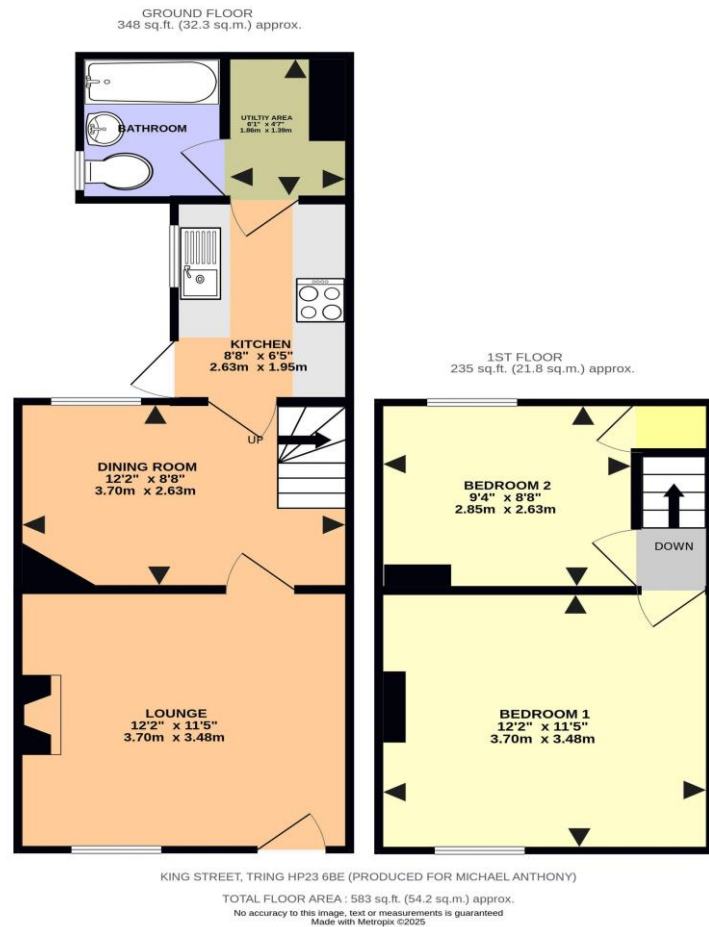
OUTSIDE

FRONT GARDEN

Path to front door, shingled area.

REAR GARDEN

Two patio areas, shingled area.



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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