



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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6 Goldfield Road
Offers Over £550,000

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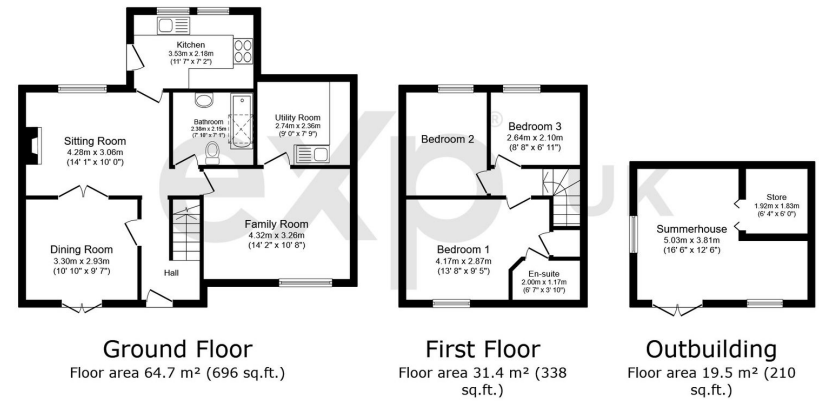


- Rothschild built cottage
- Three bedrooms
- Three reception rooms
- Garden room/cabin with power
- Two bathrooms
- Off street parking
- Wood burner
- Huge scope to extend and enhance
- Close to High Street and local schools
- Please quote JB0294 when enquiring through Rightmove, Zoopla or OnTheMarket





Built in 1868 this Rothschild built home offers character charm, space and many possibilities to extend and enhance, all in the heart of Tring.



TOTAL: 115.5 m² (1,244 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|--|-----------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|------|-------|---|--|--|-------|---|------|--|-------|---|--|--|------|---|--|--|--|--|
| 6. Qualified Person TRING EPC tick | Energy rating E | Valid until 9 February 2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type Semi-detached house | | Certificate number 0341-2521-7244-9466-2345 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area 93 square metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score This property's energy rating is E. It has the potential to be C. See how to improve this property's energy efficiency. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>69 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>47 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | 69 C | 55-68 | D | | | 39-54 | E | 47 E | | 21-38 | F | | | 1-20 | G | | | | |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69-80 | C | | 69 C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55-68 | D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1-20 | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| For properties in England and Wales: the average energy rating is D the average energy score is 60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |