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Tring
OFFERS IN EXCESS OF £400,000

Tring

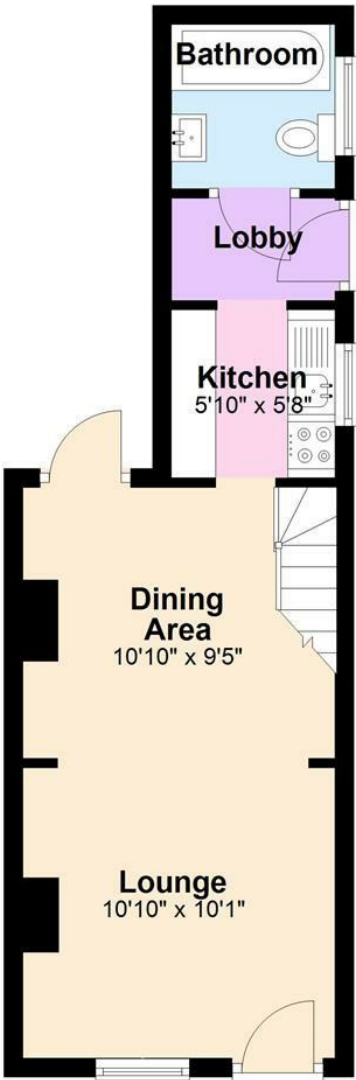
OFFERS IN EXCESS OF
£400,000

Offered for sale with vacant possession and having undergone an extensive refurbishment program ,with a beautiful Southerly facing rear garden. A two bedroom period cottage in the heart of the Tring conservation area only a stones throw from the High Street and amenities and boasting two reception rooms and first floor cloakroom.

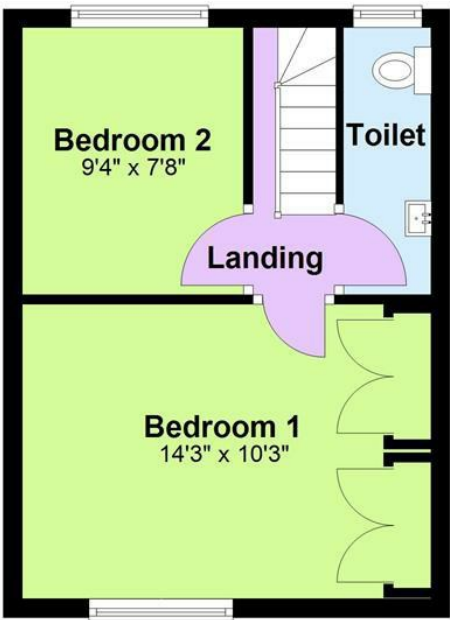


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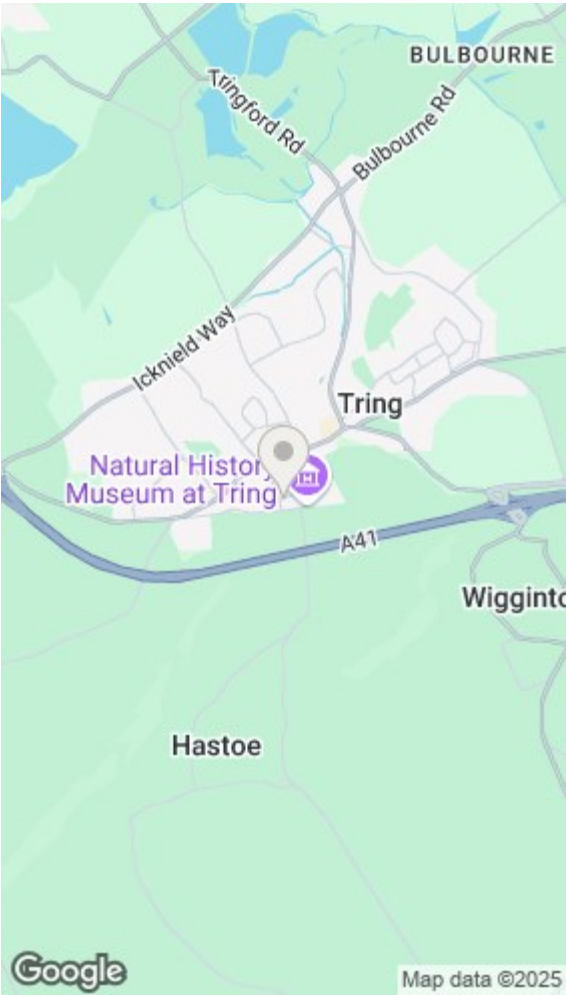
Ground Floor
Approx. 307.2 sq. feet



First Floor
Approx. 282.7 sq. feet

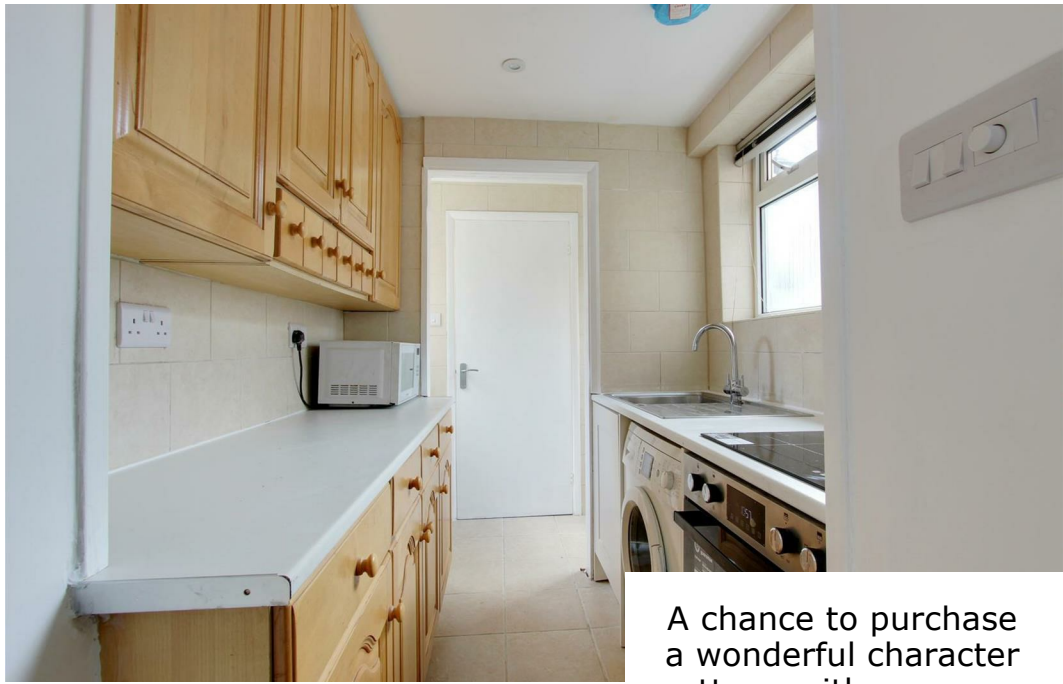


Total area: approx. 589.9 sq. feet



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A chance to purchase a wonderful character cottage with no upper chain.



Ground Floor
The front door opens to a dedicated living room which has a fireplace with fitted cabinets to one side of the Chimney breast. From here you flow through to the dining room which is ideally position with a door opening to the rear garden and an opening to the kitchen which is fitted with a range of base and eye level units. From here there is a rear lobby with a door opening to the rear garden and a door opening to the fitted bathroom.

First Floor
The first floor landing has doors opening to both bedrooms and to a rarely seen first floor cloakroom which is fitted with a two piece suite comprising wc and wash basin. The main bedroom overlooks the front and has a range of fitted wardrobes with ample hanging and storage space.

Outside
Directly to the rear of the house is a character cobbled patio area and a door opening to the archway leading through to the front of the property. Southerly facing and predominantly laid to lawn the rear garden is an absolute delightful feature of this cottage. A hardstanding pathway leads to the rear where there is a timber framed shed and there are mature herbaceous borders to either side of the garden.

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The Location
Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. The property is within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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