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# Temptation comes in many forms...



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Tring

GUIDE PRICE £360,000



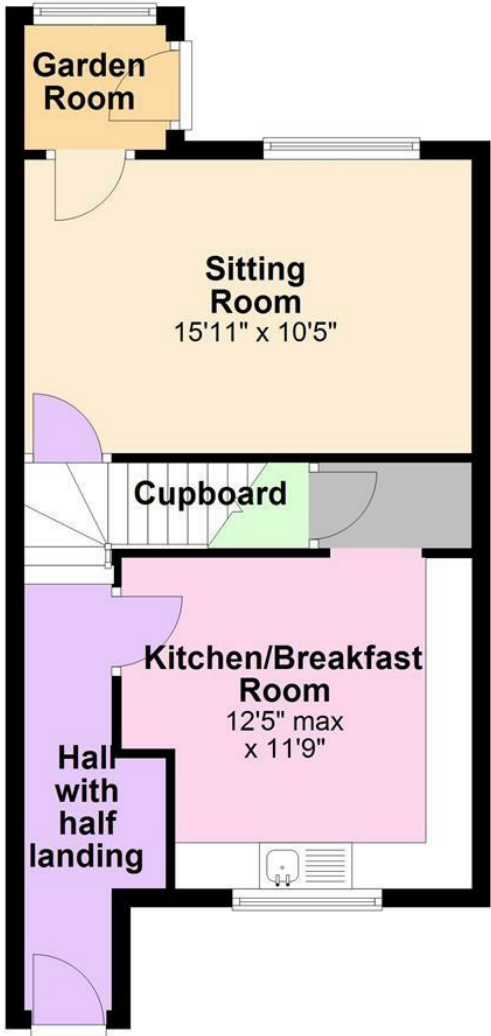
Tring
GUIDE PRICE
£360,000

" SOLD WITH A COMPLETE ONWARD CHAIN " . Located a mere stones throw from the town centre of Tring and offered for sale in good decorative order. A realistically priced three bedroom terrace property which benefits from over-looking a pleasant green area to the front and a lovely 'eat-in' kitchen/diner with vaulted ceiling and separate main reception room with rear lobby. Refitted first floor bathroom and enclosed garden.

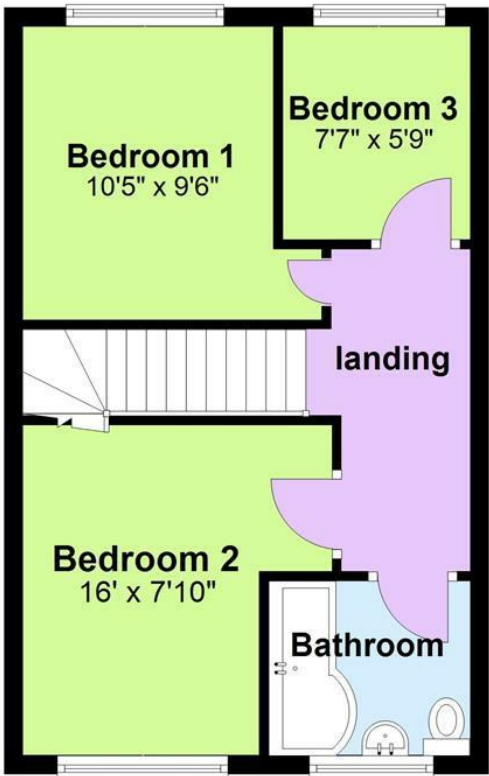


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Ground Floor
Approx. 448.8 sq. feet



First Floor
Approx. 411.3 sq. feet



Total area: approx. 860.1 sq. feet



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









A rare chance to purchase a realistically priced three bedroom property in a wonderful town centre location.



**Ground Floor**  
The front door opens to the entrance hall which has a door to the right opening to a wonderful open plan kitchen/dining room which boasts a window to the front overlooking the lovely open green space to the front. The kitchen is fitted with a range of base and eye level units to include a walk in pantry, storage cupboard and solid wood work tops. Moving back to the entrance hall a couple of steps rise to an inner lobby where the stairs rise to the first floor landing and a door opens to the principal reception room which overlooks the rear garden. From here a door also opens to a rear lobby.

**First Floor Landing**  
The landing area has doors opening to all three bedrooms and to the refitted bathroom which comprises a 'L' shaped bath with wall mounted shower attachment and screen over, wash basin with vanity unit under and low level wc. Two of the bedrooms overlook the rear of the property while the third overlooks the front with lovely elevated views over the green space to the front and to the Church spire in the centre of the town.

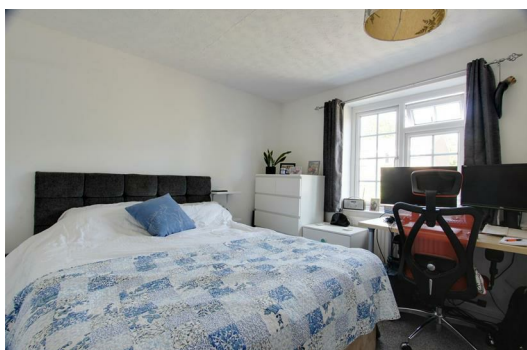
**Outside**  
Hardstanding to the front of the property leads to the front door with a glorious Magnolia tree. The rear garden is fully enclosed with gated access to the parking area at the rear and is mainly laid to artificial lawn.

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**The Location**  
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

**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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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