



92C High Street, Tring HP23 4AF
Guide Price £255,000

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Situated in tucked away position, yet within the heart of TRING TOWN CENTRE, easy access to the wide selection of amenities, TWO BEDROOM, END OF TERRACE property offered with NO UPPER CHAIN. Accommodation includes FITTED KITCHEN, opening to the LIVING ROOM, modern BATHROOM, FITTED WARDROBES, GARDEN and ALLOCATED PARKING. Additionally there is Upvc double glazing to windows and doors and mains gas central heating with underfloor heating to the ground floor.

Ground Floor

Living Room

Window to front aspect with fitted blind. Ceramic tiled floor with underfloor heating. Picture rail. Two overhead ceiling light points, TV point and radiator. Space for small table and chairs. Opening to Kitchen.

Kitchen

Fitted with a range of white gloss fronted base and wall mounted, units with complementary wood block work surfaces. Built in electric fan oven and grill, with Microwave oven above and with built in warming drawer below. electric halogen hob with overhead extractor unit. Integrated dishwasher, fridge and freezer as well as freestanding washing machine. Circular bowl stainless steel sink unit with single drainer and mixer tap. Wall tiling to splash back areas and ceramic tiled flooring with underfloor heating.. Concealed under unit lighting, and four overhead inset lights. Window to side aspect next to the upvc main entrance door. Carpeted staircase to First Floor.

First Floor

Landing

Fitted carpet. Access to loft void. Doors to two Bedrooms and Bathroom. Overhead light point.

Bedroom 1

Double bedroom with window to front aspect with fitted blind. Built in mirror fronted wardrobes with hanging rail and shelving, Fitted carpet and overhead light point. Radiator.

Bedroom 2

Double bedroom with window to front aspect with fitted blind. Built in corner unit wardrobes with hanging rail and shelving. Exposed timber beam. Fitted carpet and overhead light point. Radiator.

Bathroom

Tiled and fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with mixer tap plus overhead electric shower unit and glazed splash panel. Opaque glazed window to side aspect with fitted blind. Ceramic tiled flooring. Extractor fan, shaver point and heated towel rail. Airing cupboard with linen shelving and housing the hot water cylinder and wall mounted 'Baxi' gas fired boiler serving domestic hot water and central heating system., serviced annually.

Exterior

Parking

Hardstanding area, in front of the garden fence and timber gated access with allocated parking for one vehicle.

Garden

The garden is mainly laid to lawn with a paved pathway and step up leading to the main entrance door, where there is a polycarbonate covered canopy and courtesy lighting. Timber fenced boundaries enclose the garden with gated access to the parking area. The fencing has been recently replaced, this garden being shared with the neighbouring property, 92B

General

The property is located centrally within the town, the main entrance and parking area being accessed by a tucked away driveway to the rear of the High Street, Vehicular access is gained along the road next to Heirs and Graces in Christchurch Road. Offered to the market with NO UPPER CHAIN

Benefits include mains gas fired boiler serving domestic hot water and central heating system as well as additionally underfloor electric heating to ground floor. Upvc double glazing to windows and doors and in 2023 repairs were carried out to the slate tiled roof and guttering as well as new timber fencing erected to one side of the garden. Shared access to 92b and rear of the flower shop.

Tenure: Leasehold 125 year lease commencing 2007 (108 years left on the lease)

Other charges: Shared Building Insurance, currently £140 per annum.

Council: Dacorum Borough Council

Council Tax Band : C

Energy Rating: E

Postcode: HP23 4AF

Location

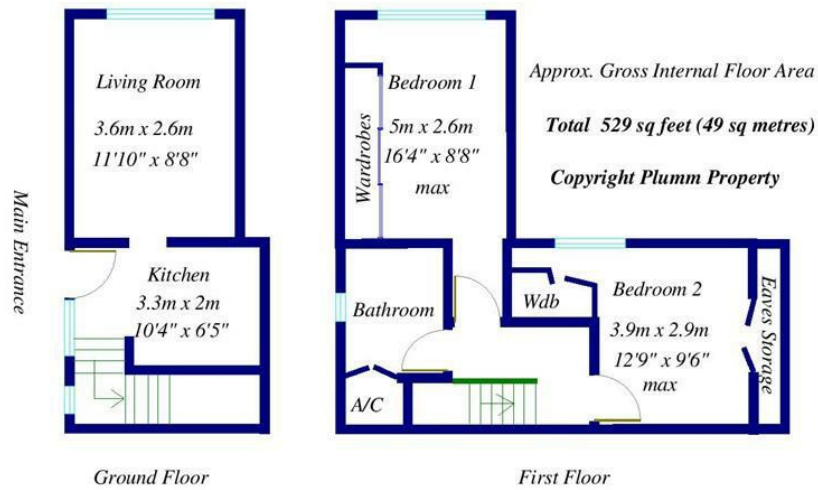
Tring is an attractive market town on the edge of the Chiltern Hills, surrounded by delightful countryside with many pleasant walks around the reservoirs and along part of the Ridgeway Path to Ivinghoe Beacon. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, as well as various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and a variety of independent restaurants and both doctors and dentist surgeries are in the immediate vicinity. The larger town of Berkhamsted (5 miles distance) offer a further range of shops and facilities including Waitrose and Aylesbury (8 miles distance) the Odean Multiplex Cinema, the Aylesbury Waterside Theatre and shopping centres. For the commuter, easy access to the A41, which connects to the M25 and M1 motorways and Tring mainline station offers a regular service to London Euston (40 minutes) and the North.







FRONT



Drawings for illustration only and are not to scale. Measurements approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

To view this property please contact Plumm Property:

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