



HUNTERS[®]
HERE TO GET *you* THERE

7 Parsonage Court, Tring, HP23 5BJ

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Guide Price £415,000

- TWO BEDROOM MID-TERRACED HOME
- IN NEED of SOME MODERNISATION and UPDATING
- DOWNSTAIRS CLOAKROOM
- INTERACTIVE VIRTUAL TOUR
- ALLOCATED PARKING
- NO ONWARD CHAIN
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- TOWN CENTRE LOCATION

Hunters are pleased to market this two bedroom house located within the heart of Tring. Offered with NO ONWARDS CHAIN.

In brief this property comprises; lounge/dining room, kitchen, conservatory, downstairs cloakroom, two bedrooms and a bathroom. The landing also provides space for a study/ office area.

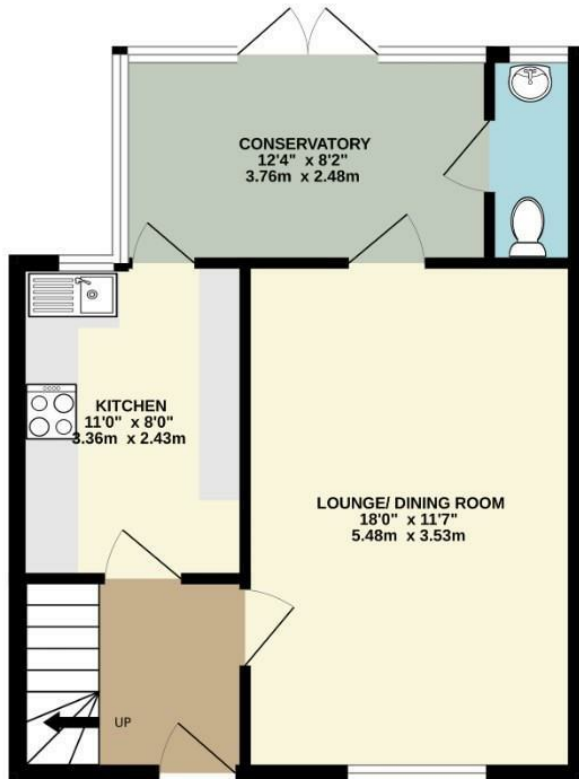
Externally this property benefits from an enclosed rear garden.

The historic market town of Tring provides a wide variety of independent shops and restaurants and is surrounded by beautiful rolling countryside.

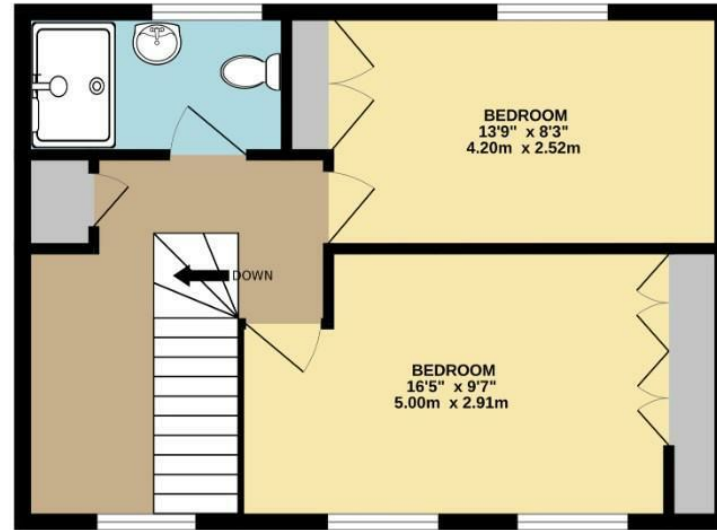
Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
464 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | |

Entrance Hall

Entry via a part glazed door. Wood effect flooring and radiator. Stairs rising to the first floor landing.

Lounge/Dining Room

Double glazed window to front aspect. Fitted carpet and radiator. Cast iron log burner.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Induction hob with an extractor over. Microwave oven and an electric oven. Single bowl stainless steel sink and drainer. Integrated washing machine, dishwasher and fridge- freezer. Wall mounted gas boiler.

Conservatory

Dual aspect double glazed windows. Fitted carpet and electric heater. Double glazed French doors opening the rear garden.

Downstairs Cloakroom

Double glazed window to rear aspect. Two piece suite comprising; W/C and wash hand basin.

Landing

Double glazed window to front aspect. Fitted carpet and access the loft. The landing also provide space for a study/ office area. Radiator. Airing cupboard.

Bedroom One

Double glazed windows to front aspect. Fitted carpet and radiator. Built-in wardrobe.

Bedroom Two

Double glazed windows to rear aspect. Fitted carpet and radiator.

Bathroom

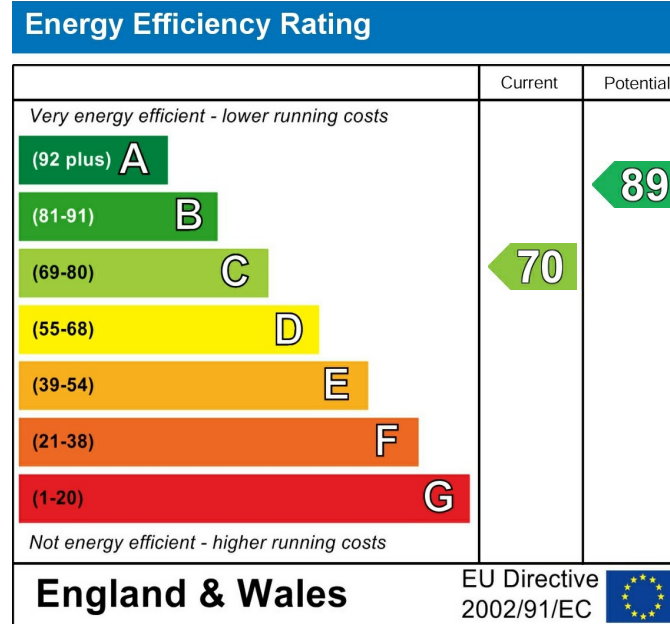
Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

Front

Step to front door. Allocated parking bay.

Rear

Enclosed rear garden. Patio seating area. Side gated access.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





