



Bushells Wharf, Tring

HP23 5HS

Guide Price £245,000



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HERE TO GET *you* THERE

Bushells Wharf, Tring

DESCRIPTION

Hunters are delighted to market this beautifully presented one bedroom freehold home, tucked away in Bushells Wharf.

The property comprises; entrance hall, well-appointed kitchen, lounge/diner. Upstairs there is a double bedroom and modern bathroom. Externally the property has a garden area with paved patio seating area. There is also unallocated parking spaces to the front of the property.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, 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.



ROOMS

Entrance Hall

Entrance via composite part glazed door. Laminate flooring. Storage cupboard. Radiator.

Kitchen

A range of wall and base units with worktop over. In built stainless steel sink with drainer. Tiled splash back. Integrated oven with electric hob and extractor above. Integrated fridge/freezer and washing machine. Double glazed window to front aspect. Laminate flooring.

Lounge/Diner

Laminate flooring. Radiator. Double glazed patio doors to garden with double glazed window to rear aspect. Stairs rising to first floor landing.

Landing

Fitted carpet. Radiator. Airing cupboard housing boiler. Access to loft.

Bedroom

Fitted carpet. Radiator. Double glazed window to rear aspect.

Bathroom

White three piece suite comprising; Panelled bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Heated towel rail. Part tiled walls and tiled flooring. Double glazed opaque window to front aspect.

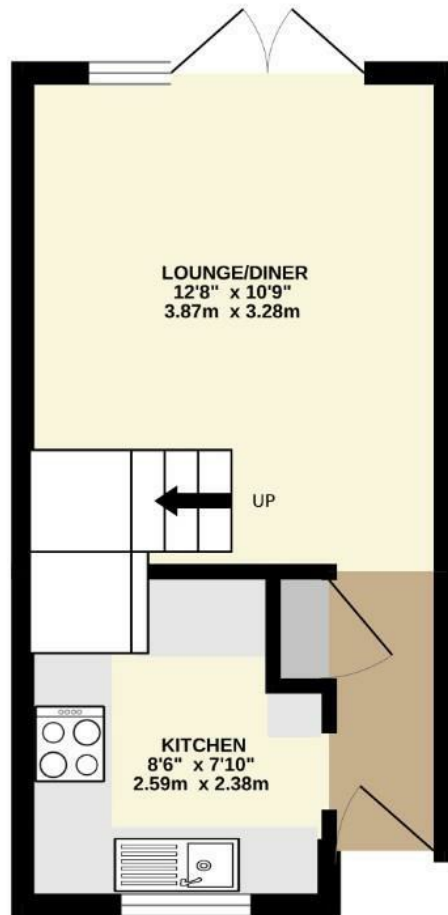
Frontage

Unallocated parking. Pathway leading to front door. Storage cupboard.

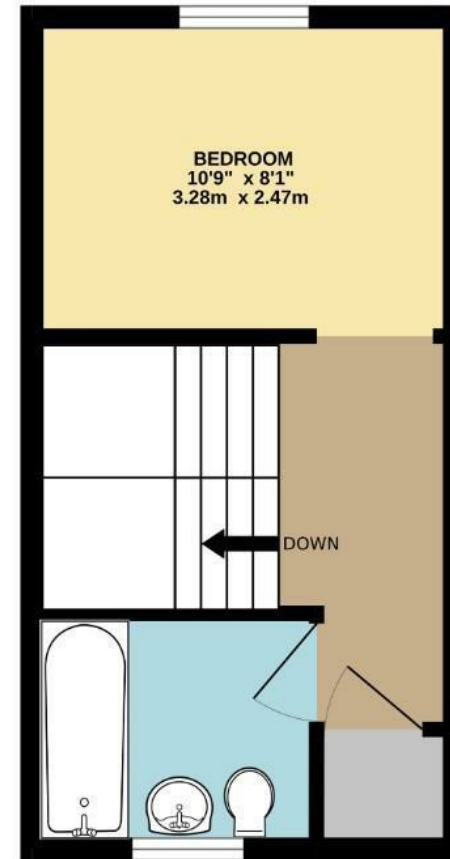
Garden

Paved patio. Flower bed. Laid to lawn.

GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.

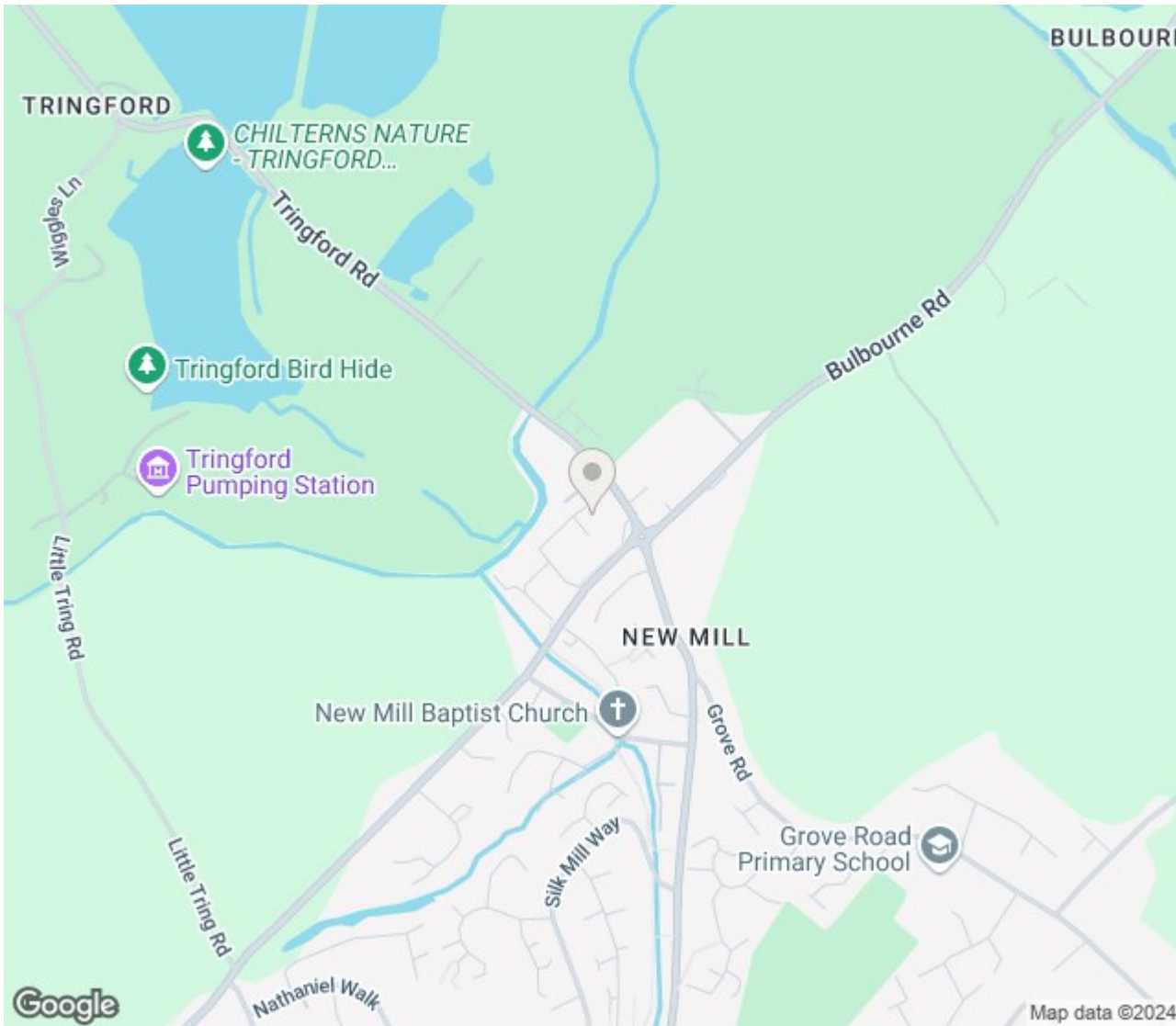


1ST FLOOR
228 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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.

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