





£350,000

Located in the sought after 'Tring triangle' conservation area offering easy access into the High Street and nearby Tring park this well presented two bedroom Victorian cottage is welcomed to the market offering kitchen, lounge, downstairs bathroom and private rear garden.

Property Description

ENTRANCE PORCH

Door to:

LOUNGE

Double glazed sash window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Fitted with wall mounted and floor standing units with work surface over. Single drainer one and half bowl stainless steel sink unit with mixer tap. Built in oven and gas hob with extractor fan over. Plumbing for washing machine, under counter fridge, under counter freezer, UPVC stable door to rear, combi boiler.

INNER HALL

Stairs rising to first floor. Radiator, door to bathroom, door to kitchen/breakfast room.

LANDING

Access to loft space. Door to bedrooms.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, storage cupboard, airing cupboard housing water cylinder.

BEDROOM TWO

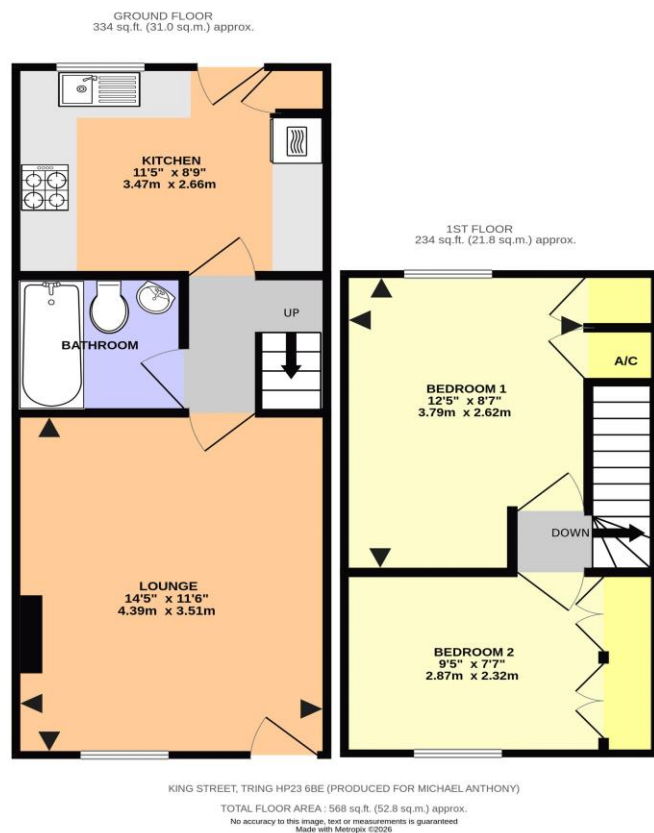
Double glazed sash window to front aspect. Radiator.

BATHROOM

Panelled bath with shower attachment over, high level w.c, pedestal wash hand basin, extractor fan.

REAR GARDEN

Laid for low maintenance, paved, flower and shrub beds, timber storage shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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