





£365,000

Situated in a rural location this beautifully presented two bedroom end of terrace cottage offers spacious open plan living accommodation and stands on a lovely sized plot. The property benefits from a re fitted kitchen and bathroom, sitting room with wood burning stove and gas to radiator central heating.

Property Description

ENTRANCE PORCH

Double glazed frosted window to front aspect. Glass window to side, door to lounge.

LOUNGE/KITCHEN/DINER

Double glazed window to front aspect. Feature fireplace with log burner, under floor heating, stairs rising to first floor, velux window to rear, glass opening to rear, range of floor and wall mounted units with wooden worktops over, butler sink with mixer tap, gas hob with electric fan over, built in wall mounted oven and grill, integrated fridge freezer, space for washing machine, space for tumble dryer, radiator, engineered hard wood flooring.

LANDING

Loft access, door to bedroom.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, wall mounted radiator, engineered hard wood flooring.

BEDROOM TWO

Double glazed window to rear aspect, engineered hard wood flooring, storage cupboard housing boiler.

BATHROOM

Double glazed window to rear aspect. Low level w.c, sink with mixer tap, free standing bath with shower over, tiled floor, tiled wall, heated towel rail, extractor fan.

OUTSIDE

GARAGE/PARKING

Outside parking.

FRONT GARDEN

Pathway leading to front door, side access, flower and shrub borders.

REAR GARDEN

Patio area, outside light, outside tap, outside electrical point, decked area to rear, flower and shrub borders, mature trees, garden shed with power and electric.



Normill terrace

Approximate Total Area
678 sq ft / 63.0 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1318584)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk