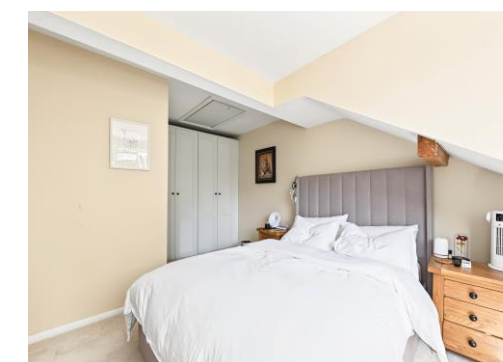






**Offers Over
£260,000**

Tucked away on a quite cul-de-sac on the Grove side of Tring with access to the local amenities and High Street, consisting of cafes, restaurants, shops and access to the local Train station this well presented and recently renovated one bedroom cluster home is welcomed to the market offering open plan living, upstairs bathroom, good sized garden and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to lounge.

LOUNGE/DINING

Double glazed window to front aspect. Radiator. Stairs rising to first floor, karndean flooring.

KITCHEN

Double glazed window to side aspect. Range of floor and wall mounted units with wooden surfaces over, sink with mixer tap and drainer, gas hob with electric oven and extractor fan over, integrated fridge freezer, integrated dish washer, integrated washing machine, part tiled walls, built in breakfast bar.

LANDING

Doors to bedroom and bathroom.

BEDROOM ONE

Double glazed window to side aspect. Built in wardrobe. Radiator. Access to loft space via ladder housing gas combination boiler.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with shower attachment over, sink with mixer tap and storage, low level w.c, heated towel rail, part tiled walls, mirrored cabinet.

OUTSIDE

GARDENS

Mainly laid to lawn, pathway to front door.

PARKING

One allocated space.



Hunters Close



Ground Floor



First Floor

Approximate Total Area
502 sq ft / 46.6 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. (ID1329442)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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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