



WESTERN ROAD, TRING HP23 4BQ

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OFFERS IN THE REGION OF **£320,000** FREEHOLD

A very well-presented Victorian cottage, with parking, in the centre of Tring, within a few minutes walk of the High Street shops and restaurants.

This cute two-bedroom cottage is located on Western Road, just a couple of hundred yards from Tring's charming High Street. Perfect for first time buyers, down sizers, investors (potential 4.8% yield) or anyone looking to enjoy this lifestyle with convenient access to all Tring's amenities.....and there's off road parking too!

The cottage has been beautifully decorated and features a lounge with a log burner, fitted kitchen with a built-in electric fan oven and gas hob under an extractor with space for the fridge freezer and washing machine. A lobby takes you out to the rear courtyard and leads to the bathroom. Upstairs are two good size bedrooms.

There is a small south facing courtyard garden at the rear..... a peaceful sunny spot to enjoy. And steps lead up to the off road parking space (access via Henry Street).

Being thought of as 'the original' part of Tring you will note the majority of properties in this area are of a similar Victorian age and character adding to the charm of the property. There are several traditional gastro pubs within short walking distance and a stroll to Marks & Spencer or one of the coffee shops or restaurants will take just a couple of minutes or so. There are a choice of fitness gyms within walking distance also, and for sports fans, Tring has a football & rugby club, cricket and bowls and Tring sports centre has a public swimming pool and badminton courts among other things. The convenience of a town centre location is balanced with stunning countryside which surrounds Tring, including The Chiltern Hills and Wendover Woods providing lovely walks and Tring Park is just moments away on foot.

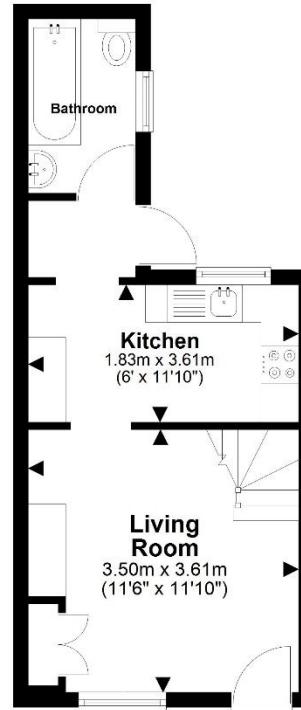
For commuters, Tring train station provides a fast and frequent service to London Euston and Wembley Central and direct trains to Westfield Shopping Centre. The A41 leads directly to the M25 (junction 20) giving convenient access to London Airports.





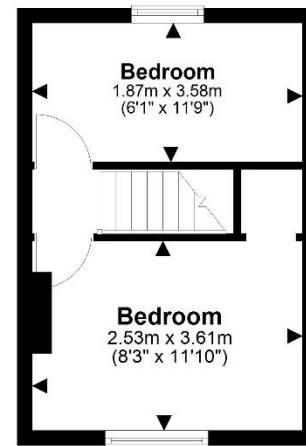
Ground Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 44.3 sq. metres (476.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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TRG107986 – Version 02
EPC rating – tbc Council Tax Band - C

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