Michael ANTHONY

Posting House, Tring Station

£475,000 Freehold

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£475,000

Located a stones throw from Tring train station whilst offering easy access to countryside walks this deceptively spacious and well-presented two-bedroom town house offers an open plan kitchen/breakfast room on the ground floor, lounge and both bathroom and shower rooms. The property also benefits from two allocated parking spaces and communal gardens.

Property Description

ENTRANCE
Half glazed door to:

ENTRANCE HALL
Tiled floor, radiator, stairs to first floor with storage cupboard below.

SITTING ROOM/KITCHEN
A wonderful open plan room which is fitted with a range of both floor and wall mounted units with granite work surface over, stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over, space for washing machine, integrated dishwasher, tiled floor, two radiators, coving to ceiling. Sash window to front and windows to rear.

FIRST FLOOR LANDING
Sash window to front. Radiator, stairs to second floor, doors to lounge and bathroom.

LOUNGE
Sash window to rear. Two radiators.

BATHROOM
White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c. radiator, part tiled walls, extractor.

SECOND FLOOR LANDING
Radiator, coving to ceiling, access to boarded loft space.

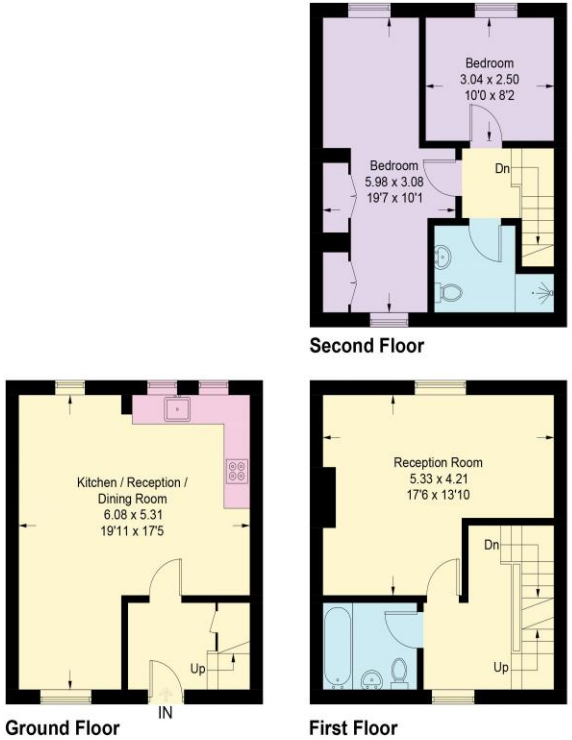
BEDROOM ONE
A double aspect room with sash windows to front and rear. Radiator, built in wardrobes, coving to ceiling.

BEDROOM TWO
Sash window to rear. Radiator, picture rail, coving to ceiling.

SHOWER ROOM
Tiled shower cubicle, pedestal wash hand basin, low level w.c. part tiled walls, tiled floor, recessed spotlighting, extractor fan, heated towel rail.

OUTSIDE

ALLOCATED PARKING FOR TWO CARS



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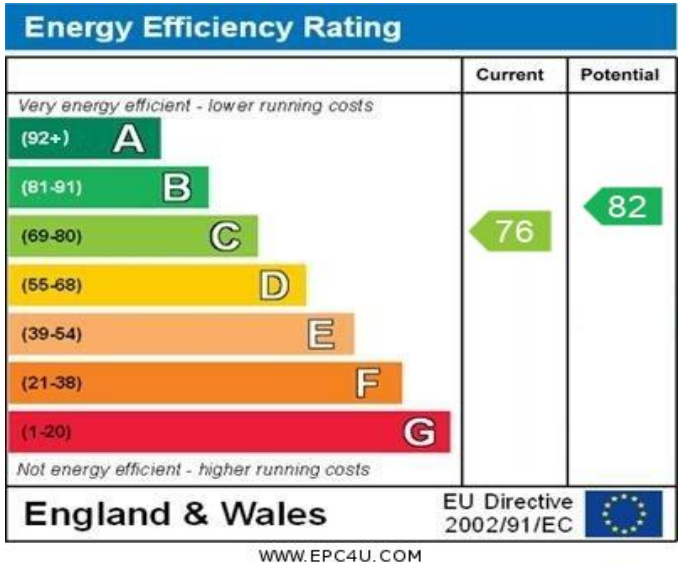
Postings House

Approximate Total Area
1066 sq ft / 99 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. (ID1237906)



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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