





£250,000

Situated on the ever popular Grove side of Tring this one bedroom cluster home has been very well maintained throughout and benefits include replacement windows and kitchen, gas central heating, garden and allocated parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Glazed door to lounge.

LOUNGE

Double glazed windows to front, radiator, stairs to first floor with recess below, opening to kitchen.

KITCHEN

Fitted with a range of wall mounted and floor standing units with roll top work surfaces over, stainless steel single drainer sink with mixer tap, cooker point, plumbing for automatic washing machine, wall mounted gas fired boiler, part tiled walls, double glazed window to side aspect.

LANDING

Doors to bedroom and bathroom.

BEDROOM

Double glazed window to front aspect. Built in cupboard, radiator, access to loft space.

BATHROOM

Comprising of a panelled bath with shower over, low level w.c., pedestal wash hand basin, part tiled walls, radiator, airing cupboard housing water cylinder. Frosted double glazed window to side aspect.

OUTSIDE

PARKING

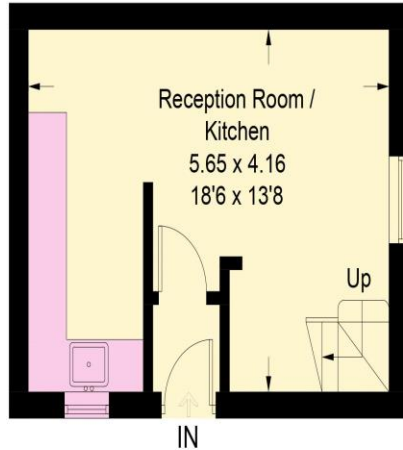
Allocated parking space.

GARDEN

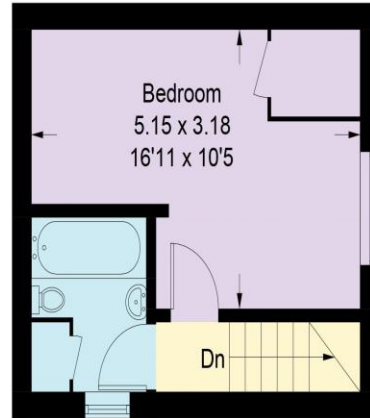
Mainly laid to lawn with flower and shrub border, outside light.



Hunters Close



Ground Floor



First Floor

Approximate Total Area
483 sq ft / 44.9 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. (ID1292203)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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