





**Offers Over
£260,000**

Benefitting from no onward chain this beautifully presented and maintained two double bedroom duplex maisonette offers well proportioned accommodation throughout and is ideally located offering easy access to Tring town centre. Further benefits include an outside terrace, gas central heating and far reaching views.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, under stairs storage cupboard, storage cupboard, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to front aspect. Fitted with wall mounted and floor standing units with work surface over, one and half bowl stainless steel sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, gas hob with extractor fan over, built in oven, space for fridge freezer.

LANDING

Access to loft space, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard housing gas boiler, radiator.

BATHROOM

Double glazed frosted window to front aspect. Panelled bath with shower attachment over, low level w.c, wash hand basin, heated towel rail.





GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 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