



**£300,000**

Located within close proximity of Tring High street, which offers a range of boutique shops, cafes, restaurants and grocery stores this wonderfully presented and recently renovated two bedroom ground floor maisonette is welcomed to the market with no onward chain. The property benefits from open plan kitchen/dining/ living space with both bedrooms having ensuite shower/ bathrooms and parking for two cars.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **KITCHEN/LOUNGE/DINER**

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, stainless steel single drainer sink with mixer tap, integrated oven and hob with extractor fan over, integrated fridge/freezer, dishwasher and washing machine, three electric radiators, storage cupboard housing cylinder.

## **BEDROOM ONE**

Double glazed window to front aspect. Electric radiator, door to:

## **EN-SUITE**

Panelled bath with shower over, low level w.c., sink with mixer tap and storage, heated towel rail, extractor fan, part tiled walls, tiled floor.

## **BEDROOM TWO**

Double glazed windows to front and side aspects. Electric radiator, door to en-suite.

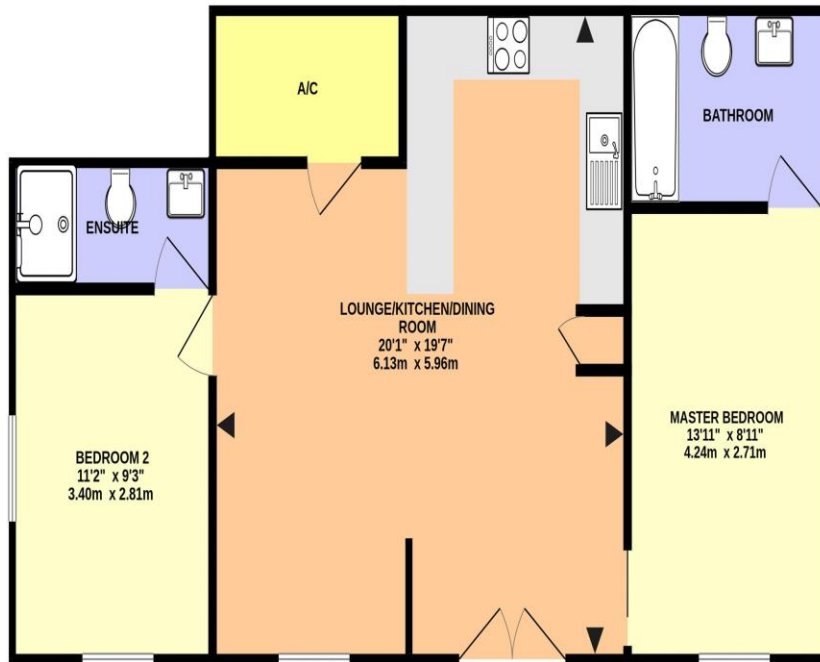
## **EN-SUITE**

Tiled shower cubicle, low level w.c., sink with mixer tap and storage, heated towel rail, extractor fan, tiled floor.

## **OUTSIDE**

## **PARKING & STORAGE**

Two allocated parking spaces, two communal storage spaces.



WESTERN ROAD, TRING HP23 4BB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.  
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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.

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