Michael ANTHONY

Little Tring, Tring

£375,000 Freehold



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£375,000

Situated on the outskirts of Tring in a wonderful rural location just a short walk away from the Grand Union Canal and reserviors this two/three bedroom end of terrace cottage stands on a good sized plot and further benefits include a double aspect lounge/dining room, study/bedroom three, kitchen/breakfast room & utility room, garage & parking and the added benefit of no onward chain.

Property Description

ENTRANCE
Double glazed door to:

UTILITY ROOM/LOBBY
Double glazed window and half glazed door to side aspect. Quarry tiled floor, radiator, range of built in cupboards housing plumbing for a washing machine and gas combination boiler.

KITCHEN/BREAKFAST ROOM
Fitted with a range of wall and floor standing units with work surfaces over, built in oven and hob with extractor fan over, single drainer one and half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, tiled floor, stairs to first floor, part tiled walls. Opening to lounge/dining room and door to study/bedroom three. Double glazed window to rear aspect.

LOUNGE/DINING ROOM
A double aspect room with double glazed windows to front and side. Built brick open fireplace with quarry tiled hearth, two radiators.

STUDY/BEDROOM THREE
Double glazed window to side aspect. Radiator.

BATHROOM
Comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level w.c, part tiled walls, radiator. Double glazed window to side aspect.

LANDING
Doors to bedrooms.

BEDROOM ONE
A double aspect room with double glazed windows to front and side. Radiator.

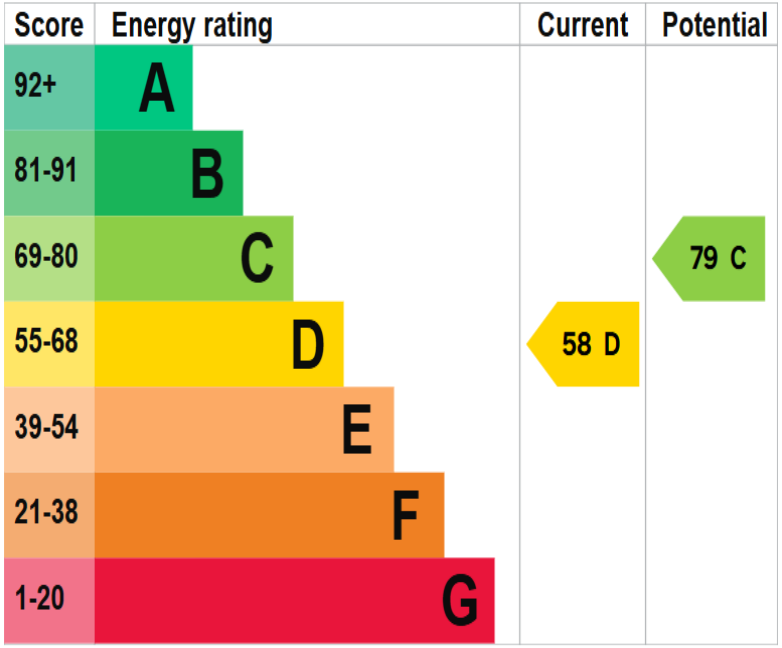
BEDROOM TWO
Double glazed window to rear aspect. Radiator, built in cupboard, access to loft space.

OUTSIDE

GARAGE/PARKING
A single garage providing covered parking for one car, currently divided into two sections by stud walling with further parking in front for one car.

GARDENS
A lovely sized garden which is mainly laid to lawn with flower and shrub beds and paved patio areas. Brick Built and timber storage sheds, outside lighting and cold water tap, gated side access, door to garage.





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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