





£500,000

VIEWINGS TO START FROM THURSDAY 4TH JUNE. Located in the conservation area of Tring and only a short walk away from the local high street which offers an abundance of shops, Cafés and restaurants this well presented three bedroom cottage is welcomed to the market offering a open plan lounge/dining room with double doors opening out onto the rear south facing garden and feature fireplace with wood burning stove. The property also benefits from a newly refitted kitchen and upstairs bathroom as well as ensuite shower room to the main bedroom. This property is marketed with no onward chain.

Property Description

ENTRANCE

Door to

ENTRANCE HALL

Doors to lounge/diner and kitchen. Stairs rising to first floor. Radiator.

LOUNGE/DINER

Double glazed bay window to front, bi-fold doors to rear Feature fireplace with exposed brick and inset multi-fuel burning stove, built-in storage Two radiators. Double glazed double doors to rear garden.

KITCHEN

Double glazed windows to both side and rear. Refitted range of floor standing and wall mounted units with roll edge work surface over, one and a half stainless steel sink with drainer and mixer tap. Built in oven and hob with extractor fan over. Integrated appliances including dishwasher, washing machine. Space for tumble dryer, space for fridge freezer, Concealed gas combination boiler, breakfast bar, radiator, underfloor heating Double glazed patio door to garden. Door to:

CLOAKROOM

Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

CELLAR

With power and lighting.

LANDING

Access to boarded loft space with power and light.

BEDROOM ONE

Double glazed window to rear and two double glazed windows to side. Radiator. Door to

ENSUITE

Fully tiled corner shower cubicle. Low level W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan.

BEDROOM TWO

Double glazed window to front. Built-In wardrobes, Radiator.

BEDROOM THREE

Double glazed window to rear, built-in wardrobes, radiator.

BATHROOM

double glazed frosted window to front. Low level W.C., hand wash basin. Panelled bath with mixer tap, walk in shower cubical, heated towel rail, underfloor heating, extractor fan.

OUTSIDE

FRONT GARDEN

Laid for low maintenance with block paved area surrounded by a brick wall leading to front door.

REAR GARDEN

A fully enclosed part walled south facing garden mainly laid to lawn with block paved patio area and a raised decked area which also have power running to it. Storage shed. Gated rear access, outside tap, outside light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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

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