

£390,000

Based in the quaint village of Wigginton tucked away off the main road this two bedroom mid terraced home is welcomed to the market offering a modern kitchen, large lounge, bathroom, private rear garden and garage with parking. The property also benefits from no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, opening to kitchen.

CLOAKROOM

Low level WC, wash hand basin.

LOUNGE

Double glazed double doors to rear. Radiator, stairs rising to first floor, storage cupboard.

KITCHEN

Double glazed bay window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, hob with extractor fan over, integrated dishwasher, plumbing for washing machine, integrated fridge freezer.

LANDING

Airing cupboard housing water cylinder, loft access.

BEDROOM ONE

Two double glazed windows to rear aspect. Wall-mounted electric heater, built-in wardrobe.

BEDROOM TWO

Two double glazed windows to front aspect. Wall-mounted electric heater, built-in wardrobe.

BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

OUTSIDE

GARAGE/PARKING

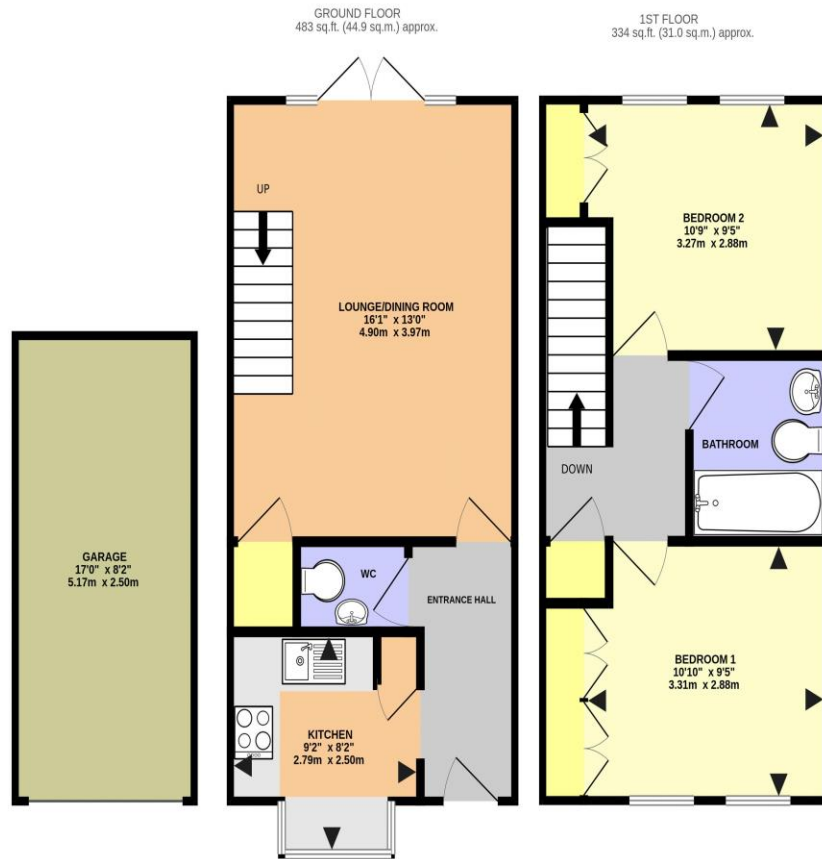
Driveway parking for one car. Garage with metal up and over door.

FRONT GARDEN

Lawn area with path to front door, flower and shrub beds.

REAR GARDEN

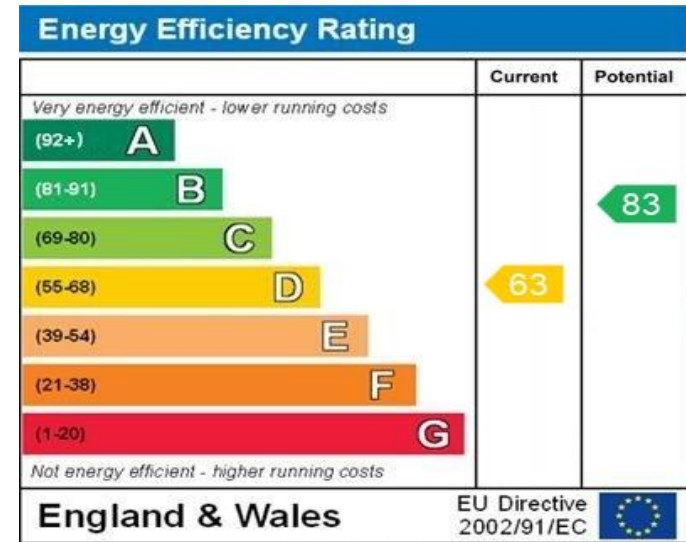
Patio and decking area, lawn area, flower and shrub beds.



VALPY CLOSE, WIGGINTON HP23 6EY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 816 sq.ft. (75.9 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2025



WWW.EPC4U.COM

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk