





**£425,000**

Ideally situated within easy walking distance Tring town centre this beautifully presented two/three bedroom Victorian cottage is welcomed to the market offering lounge with feature fireplace, refitted kitchen and refitted downstairs bathroom. Further benefits also include a good size rear garden which has been recently landscaped, outbuilding with power and no onward chain.

# Property Description

## ENTRANCE

Hardwood door to:

## LOUNGE

Double glazed sash window to front, feature fireplace , radiator, dado rail.

## KITCHEN

Refitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, under cupboard fridge, radiator, stairs to first floor. Double glazed window to rear.

## REAR LOBBY

Double glazed leaded light door to rear garden. Built in cupboard housing gas combination boiler. Door to bathroom.

## BATHROOM

Refitted panelled bath with shower unit over, wash hand basin with storage, low level w.c., radiator, tiled walls, recessed spot lighting.

## LANDING

Doors to bedrooms.

## BEDROOM TWO

Double glazed sash window to front. Built in wardrobes, radiator.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to bedroom three.

## BEDROOM THREE

Double glazed frosted window to side. Radiator.

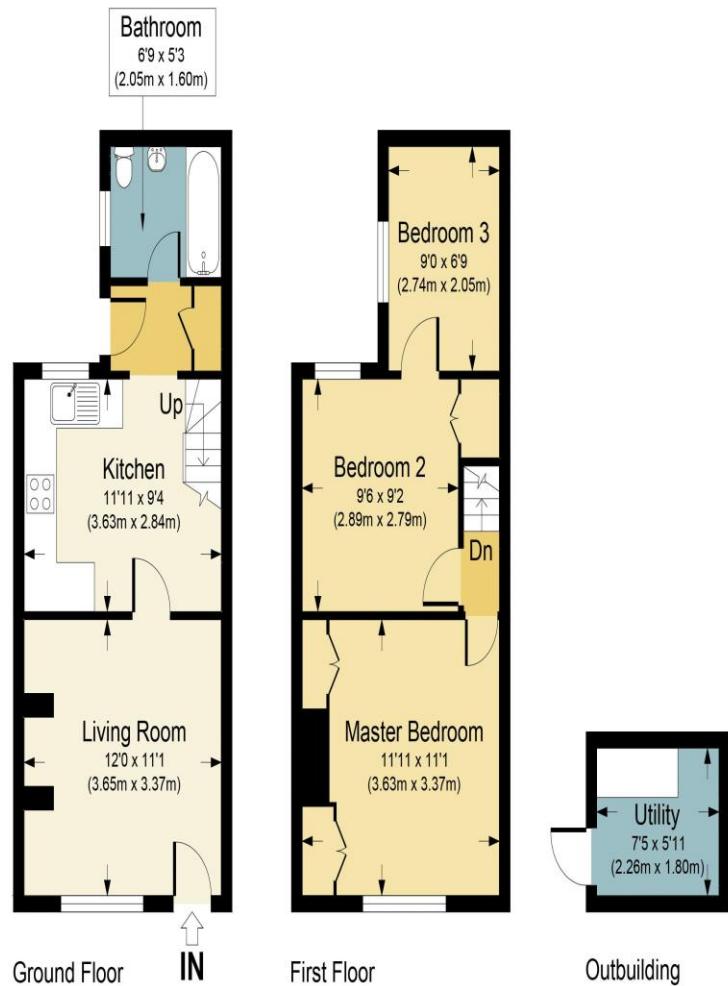
## OUTSIDE

### FRONT GARDEN

Laid for low maintenance with steps up to front door.

### REAR GARDEN

Landscaped with various raised areas with patio, lawn area with bordering flower and shrub bushes, outside storage cupboard with power, outside light and cold water tap.



### Energy Efficiency Rating

|  | Current | Potential               |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+)  | A       |                         |
| (81-91)  | B       |                         |
| (69-80)  | C       | 82                      |
| (55-68)  | D       |                         |
| (39-54)  | E       | 57                      |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                                      |         |                         |

51 BROOK STREET, TRING, HP23 5EF

APPROX. GROSS INTERNAL FLOOR AREA 664.77 SQ FT / 61.76 SQ M. INC. OUTBUILDING

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