





£470,000

Located a short walk from Tring's high street and local schools this three bedroom semi detached home offers the opportunity to both modernise and extend (STPP) with the property already offering lounge, kitchen, downstairs bathroom, covered store and driveway parking. The property is also marketed with no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Under stairs storage cupboard, door to inner hall.

INNER HALL

Double glazed frosted door to side. Stairs rising to first floor, doors to kitchen and bathroom.

LOUNGE

Double glazed bay window to front aspect. Radiator, feature fireplace with tiled surround.

KITCHEN

Double glazed window and door to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap, space for cooker with extractor fan over, plumbing for washing machine, wall-mounted boiler.

LANDING

Double glazed window to front aspect. Airing cupboard housing lagged water cylinder, door to WC.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

WC

Low level WC, wash hand basin.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, radiator.

OUTSIDE

PARKING

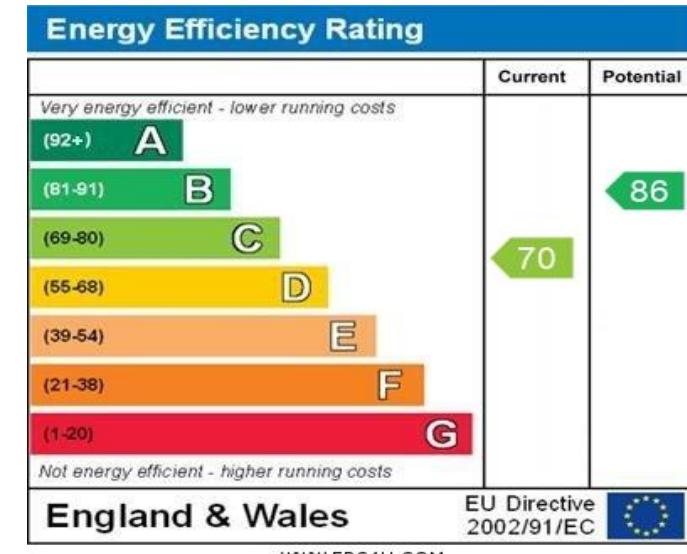
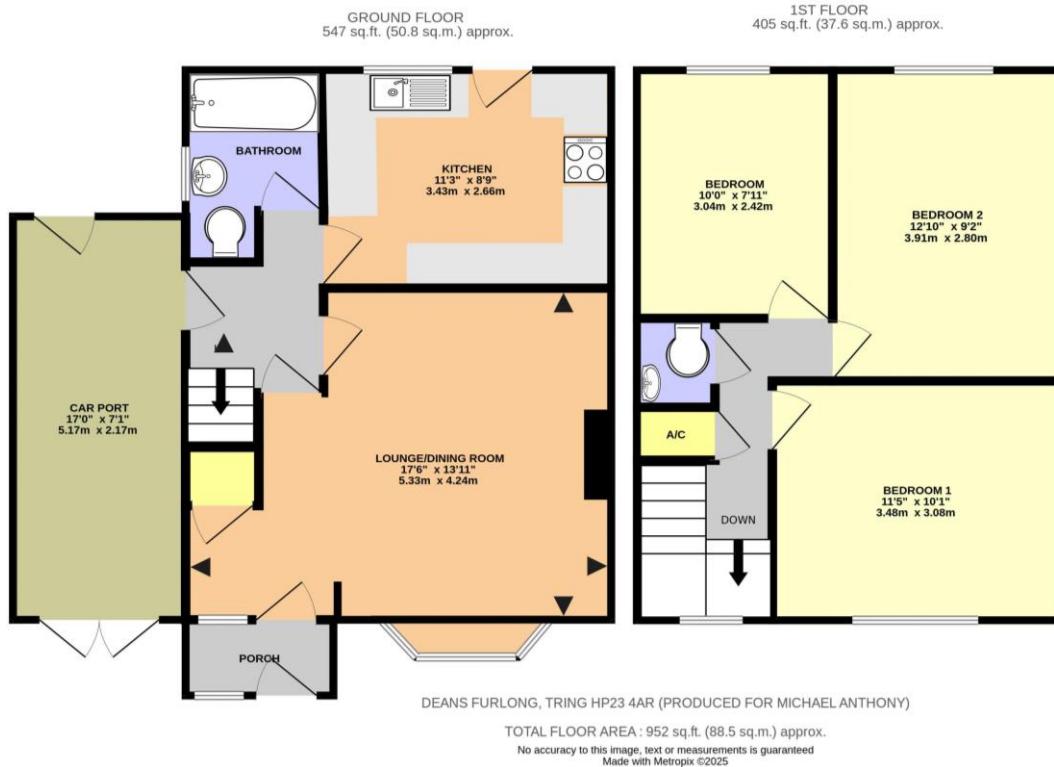
Parking for one car and covered storage

FRONT GARDEN

Mainly laid to lawn with flower and shrub beds.

REAR GARDEN

Mainly laid to lawn with small patio area, path to shed, pond, flower and shrub beds, outside tap.



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.