







**£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

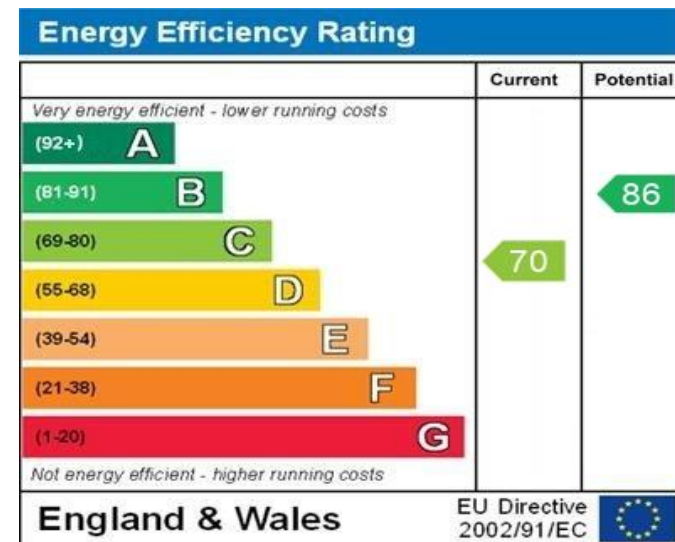
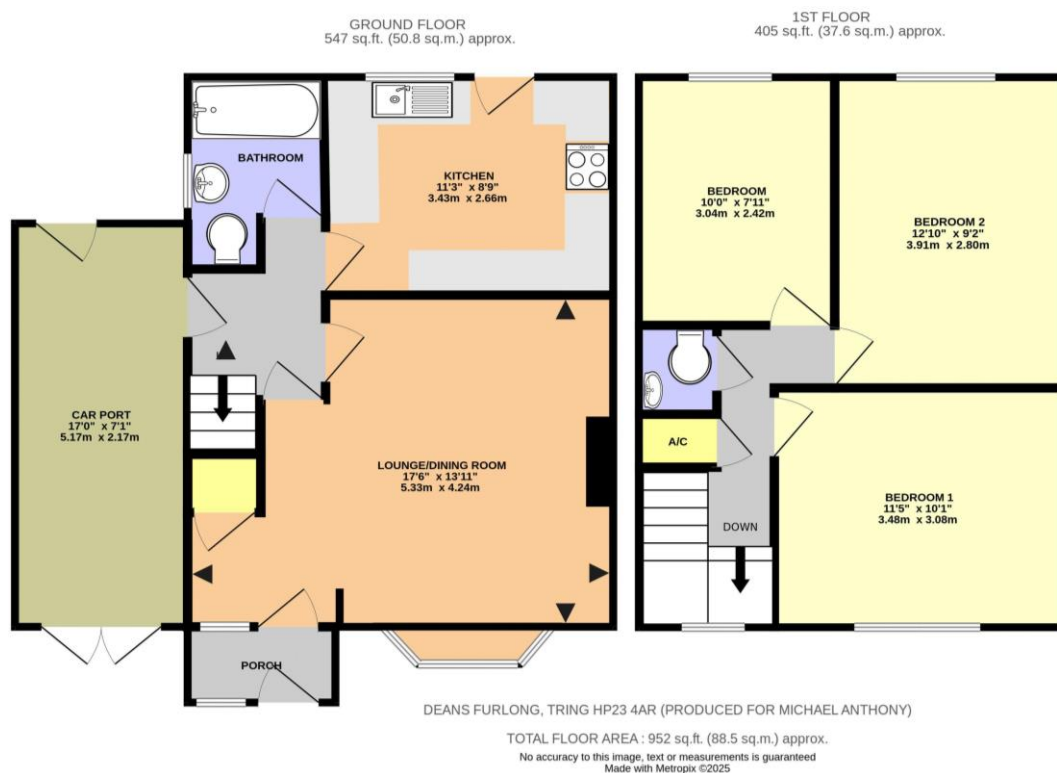
Parking for one car and covered storage

## 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.



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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.

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