





£260,000

This beautifully presented two bedroom first floor maisonette, which is located close to local amenities such as local pubs, parks and shops, is welcomed to the market offering open plan kitchen/living room and bathroom. The property also benefits from one allocated parking space.

Property Description

ENTRANCE

Double glazed door to Entrance Hall.

ENTRANCE HALL

Wall light point, stairs to first floor.

LANDING

Double glazed window to side and double glazed Velux window to rear, radiator, access to loft space, recessed spotlighting, storage cupboard.

LOUNGE

A double aspect room with double glazed windows to both the front and side, two radiators, recessed spotlighting.

KITCHEN

Fitted with a range of both floor and wall mounted units with roll edge work surfaces over, single drainer ceramic sink unit with mixer tap, built in oven and hob with extractor fan over, integrated fridge, freezer and washing machine, part tiled walls, tiled floor, cupboard housing gas combination boiler, double glazed Velux window to rear.

BEDROOM ONE

Twin double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

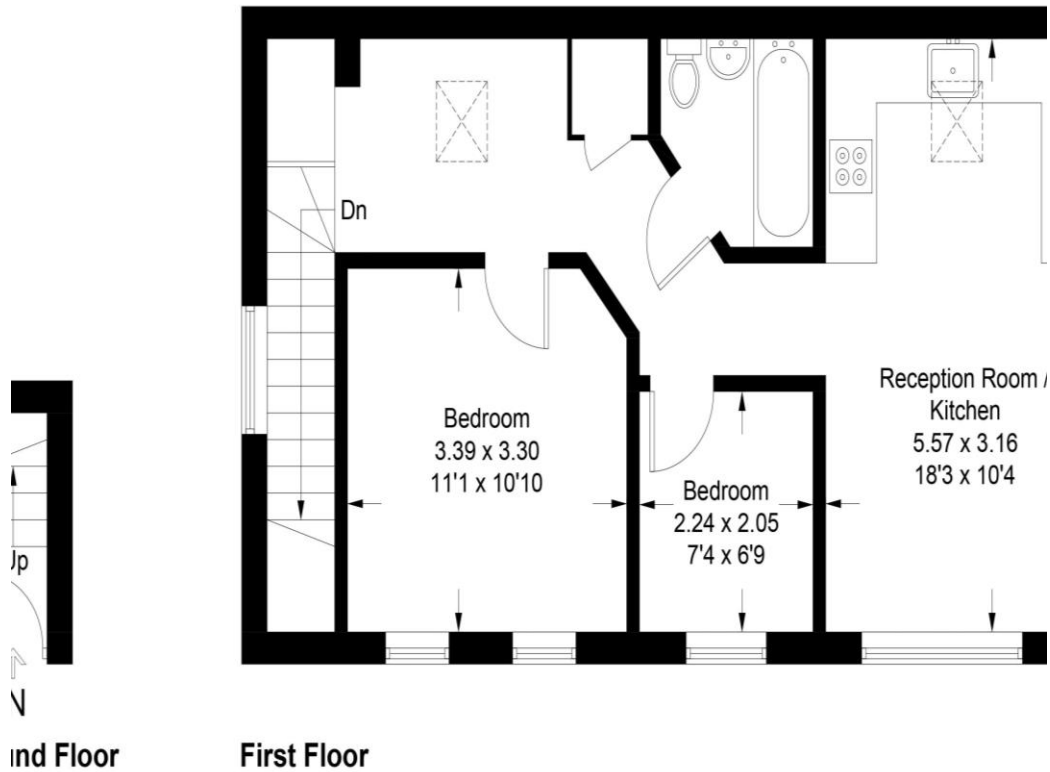
BATHROOM

White suite comprising of a panel bath, pedestal hand wash basin, low level W.C. heated towel rail, part tiled walls, double glazed window, shaver point.

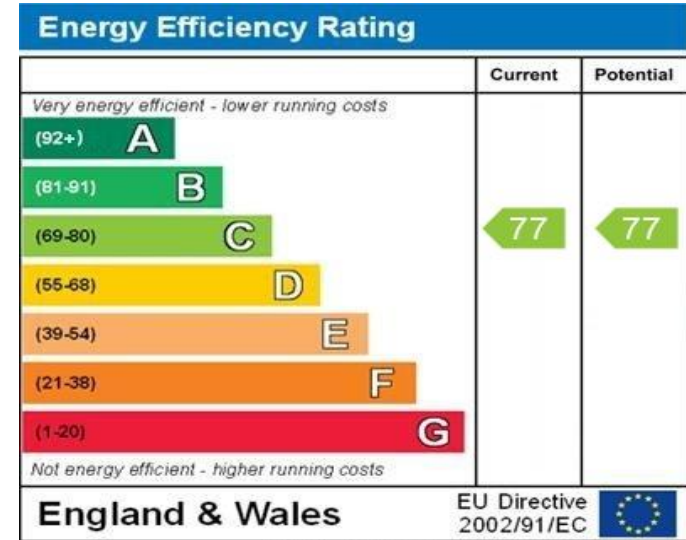
OUTSIDE

ALLOCATED CAR PARKING SPACE

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1160797)



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