





**Offers in Excess of
£300,000**

Situated within the ever sought after conservation area offering easy access to all local amenities and Tring Park this two/three bedroom end of terrace cottage requires modernisation throughout but equally offers tremendous potential to create a wonderful home. The property benefits from a lounge/dining room, first floor bathroom, good sized garden and no onward chain.

Property Description

ENTRANCE

Half glazed door to:

SIDE LOBBY

Wall mounted gas fired boiler, tiled floor, half glazed door to kitchen.

KITCHEN

Fitted with a range of floor and wall mounted units with work surfaces over, single drainer stainless steel sink with mixer tap, cooker point, plumbing for automatic washing machine, tiled floor. Leaded light glazed double doors to lounge/dining room. Double glazed windows to side and rear.

LOUNGE/DINING ROOM

Double glazed window to front and glazed window to side aspect. Feature open fireplace, two radiators, stairs to first floor.

LANDING

Access to loft area.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator, access to small loft room with double glazed velux window.

BEDROOM THREE/STUDY

Double glazed window to rear aspect. Radiator.

BATHROOM

Comprising panelled bath, pedestal wash hand basin, tiled walls, heated towel rail, airing cupboard housing hot water cylinder, double glazed window.

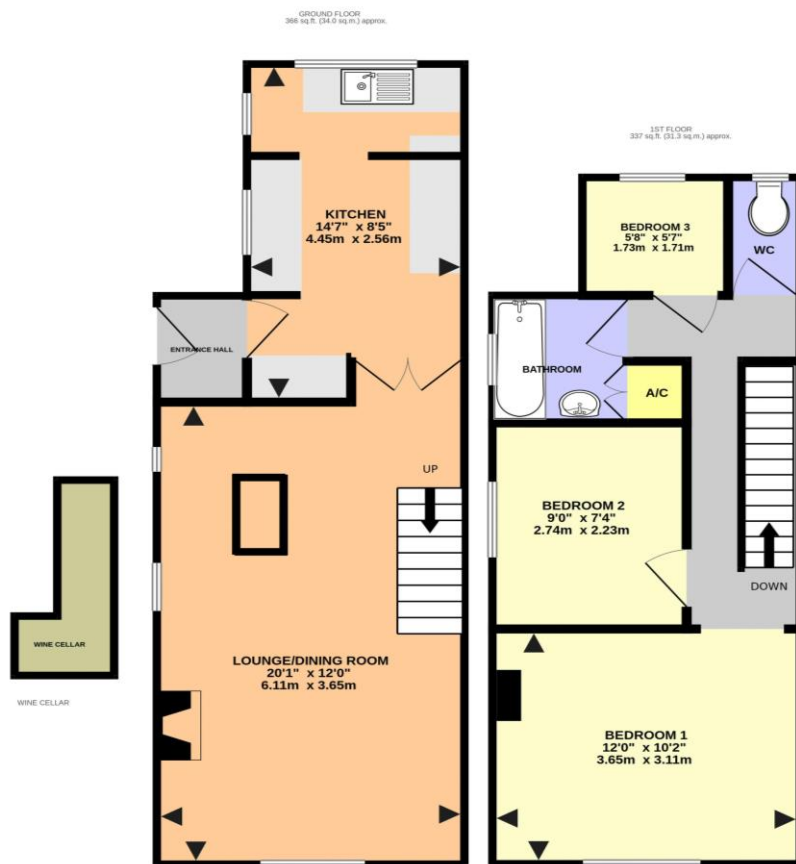
SEPARATE W.C.

Low level w.c., wash hand basin, tiled walls, double glazed window.

OUTSIDE

REAR GARDEN

A good sized garden which is mainly laid to lawn with paved patio area, brick built storage shed, outside lighting.



CHAPEL STREET, TRING HP23 6BL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

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