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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# TRING

## ASKING PRICE

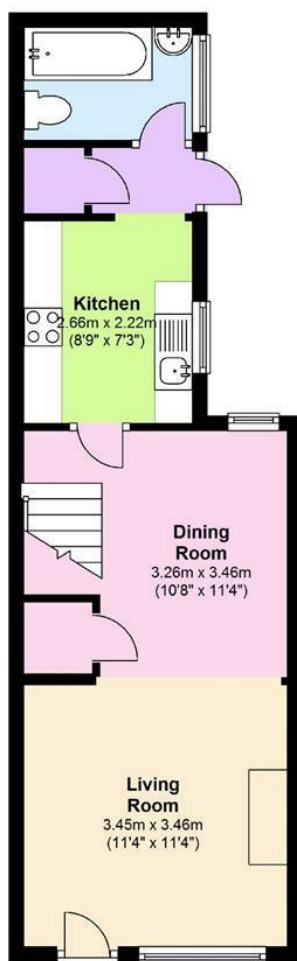
£375,000

A wonderful chance to purchase a charming character cottage situated in the centre of Tring town in the renowned conservation area. The property comes to the market with no upper chain and is presented in good order throughout. Accommodation comprises living room with fireplace and window to the front, dining room with window to the rear, fitted kitchen rear lobby, two double bedrooms and a refitted bathroom. Externally the rear garden is enclosed by a range of fencing and measures approximately 50 ft in length, is south facing and has a patio area at the far end and a brick built outhouse. An early internal inspection is critical to avoid missing out.

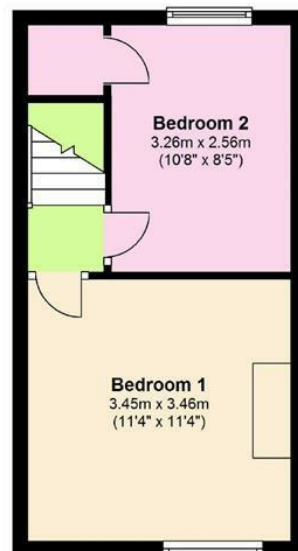


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**Ground Floor**  
Approx. 35.3 sq. metres (379.8 sq. feet)



**First Floor**  
Approx. 19.9 sq. metres (214.4 sq. feet)



Total area: approx. 55.2 sq. metres (594.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	77	71	73

England & Wales EU Directive 2002/91/EC





A charming two bedroom cottage offered with no onward chain.



**Ground Floor**  
A wooden door opens to a light and airy dual aspect living room with separate dining area with windows to the front and rear. There is a fireplace in the living area and stairs rising to the first floor with cupboard under from the dining area. A door opens to a kitchen which has been fitted with a range of base and eye level units and several drawers. There is an integrated oven with hob and a recessed sink by the window to the side aspect. From the kitchen there is a rear lobby with door opening to the back garden and a door to the refitted bathroom which has a white three piece suite and frosted window to the side.

**First Floor**  
The first floor has a small landing area with doors opening to both the double bedrooms. The master bedroom is at the front of the property and has another fireplace while the second bedroom overlooks the rear garden.

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**Outside**

There is a low level brick wall to the front of the property which has an opening and pathway to the front door. The rear garden is an undoubted feature being south facing, measuring 50ft in length and having the benefit of both a patio area to the rear boundary and a brick built outhouse.

**The Location**

The pretty high street of Tring benefits from architectural influences from both the Rothschild Family and William Huckvale with a conservation area comprising mainly older Victorian cottages and villas. Generally the high street comprises many independently owned business with Chemists, beauty salons & hairdressers, gift shops, specialist shops, cafes, coffee shops & tea rooms, several banks and building societies and of course the modern and contemporary offices of Sterling Estate Agents.



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