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Tring

OFFERS IN EXCESS OF £400,000

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SOLD OFF MARKET - MORE THREE BEDROOM PROPERTIES REQUIRED URGENTLY
 Boasting a cul-de-sac position in the heart of Tring town, a wonderful end of terrace character home with living room, dining room, kitchen, cloakroom, three bedrooms & first floor bathroom. Externally there is a useful brick built outhouse and a Southerly facing garden.



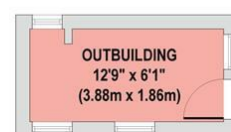
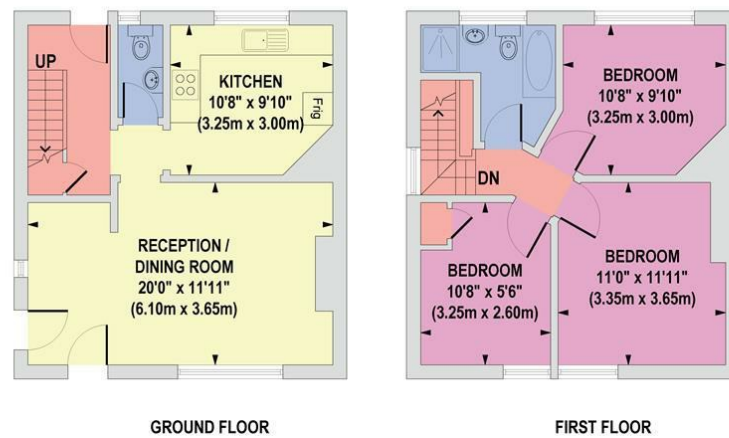
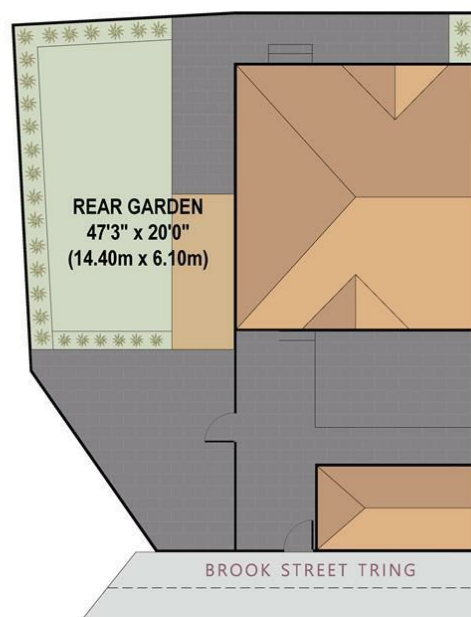
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BROOK STREET

TRING

Approximate Gross Internal Floor Area

970 sq. ft / 90.13 sq. m (Including Outbuilding)
 892 sq. ft / 82.92 sq. m (Excluding Outbuilding)



OUTBUILDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

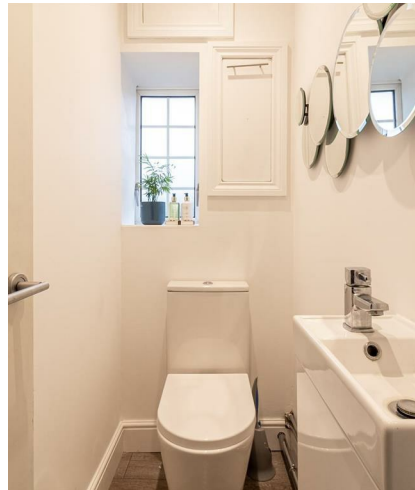
Vertas - www.vertasuk.com



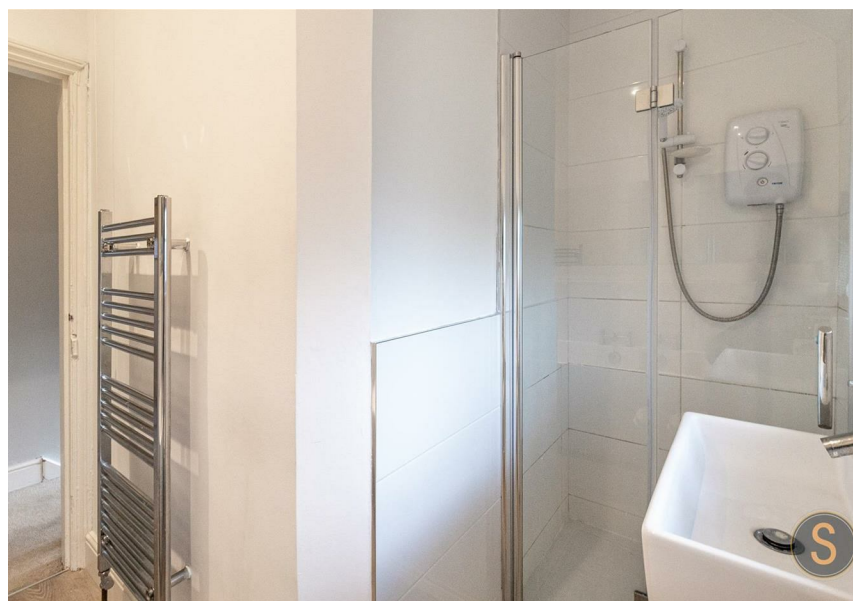
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	85		

Energy Efficiency Rating: 71 (Current), 85 (Potential). Environmental Impact (CO₂) Rating: Current and Potential ratings are shown in the table above.





A chance to purchase a three bedroom period home in the heart of Tring.



Ground Floor

A front door leads you into the semi open plan living space which is split into a dining area which has a glass door opening to the side where there is also a window. Moving through the property to the living room there is a window to the front and a chimney breast with feature alcove with shelving fitted to both sides. A door leads to an inner lobby where there are stairs rising to the first floor doors opening to the cloakroom and kitchen and a door to the rear. The kitchen is fitted with a range of base and eye level units and is large enough to accommodate a breakfast table and chairs.

First Floor

A landing has doors opening to all first floor bedrooms. The principal bedroom has a window to the front and boasts a range of fitted wardrobes with ample hanging and storage space. The second bedroom overlooks the rear and the third bedroom overlooks the front. The spacious family bathroom is fitted with a white four piece suite comprising panelled bath, separate shower, wash basin and low level wc.

Outside

The property is enclosed with fencing with a pedestrian gate opening to a lovely front courtyard where a door opens to a useful outhouse with power and light making it versatile for a variety of uses. For instance a treatment room, gym or home office. The rear garden has an area laid to hardstanding and a timber decked area. The main part of the garden is laid to lawn and is exceptionally well screened by a mature hedgerow.

The Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and Black Goo.

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On Your Doorstep

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose and Starbucks. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

Education In The Area

The area boasts some excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations. This property is also within easy striking distance of the Ofsted outstanding Goldfield Primary school and Bishopswood Junior School.

Transport Links

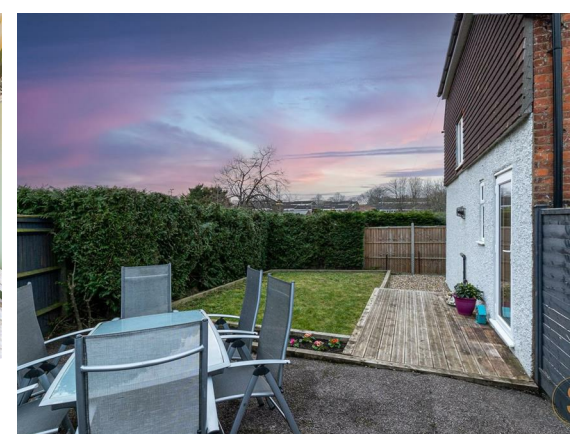
London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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