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

in many forms...  
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Tring

£240,000

# Tring

£240,000

A spacious one bedroom starter home situated in this ever popular development. Available for sale to BUY TO LET investors, AND OR FIRST TIME BUYERS. In brief the property comprises, Entrance porch, lounge, kitchen/breakfast room, Large double bedroom, bathroom. Front garden and allocated parking.



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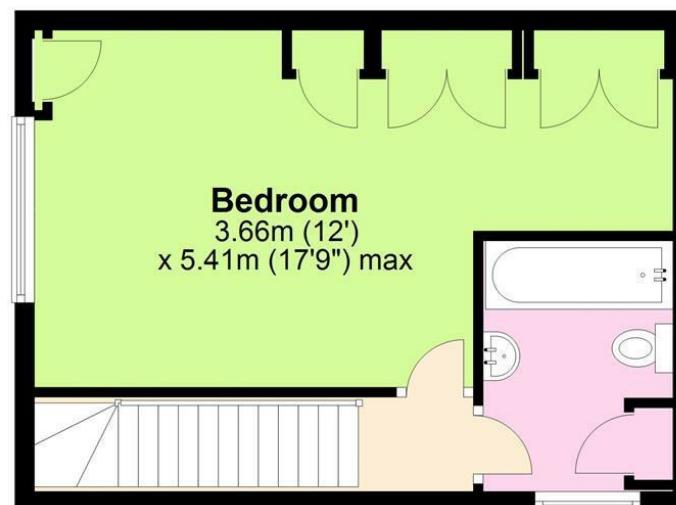
## Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



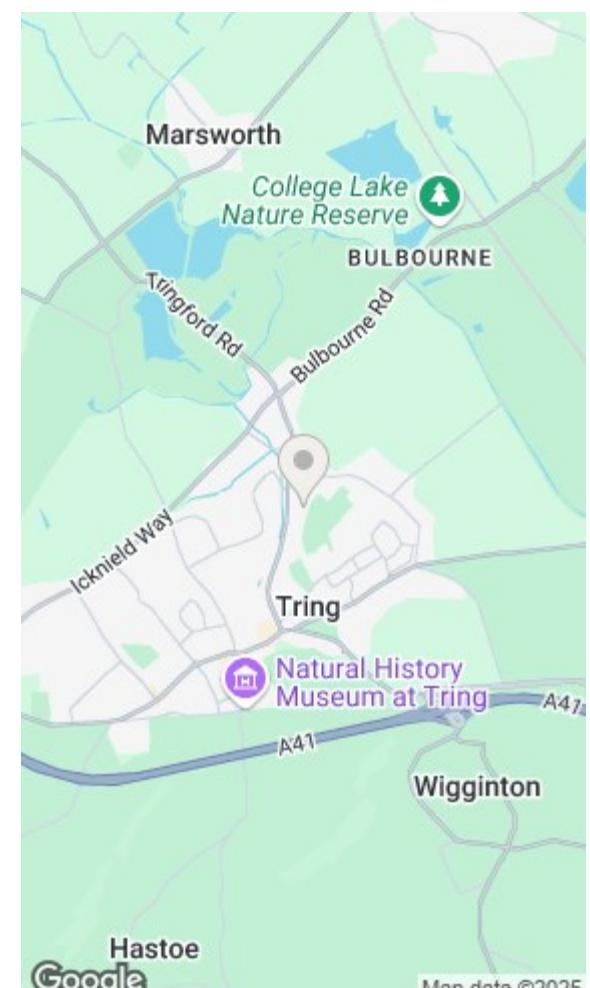
## First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	B	
(81-91)	B	C	
(69-80)	C	D	
(55-68)	D	E	
(38-54)	E	F	
(21-38)	F	G	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





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#### Locality

The property is situated within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The Graces maltings development is ideally placed to take advantage of all the countryside Tring has to offer.

#### Nearby Facilities

Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports. Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

#### Distance to Stations

Tring Station (1.8 Miles)  
Cheddington Station (5.0 Miles)  
Berkhamsted Station (5.6 Miles)  
Wendover Station (6.2 Miles)

#### Distance to Schools

Grove Road Primary & Nursery School (0.4 Miles)  
Dundale Primary School and Nursery (1.1 Miles)  
Tring School (1.4 Miles)  
Bishop Wood Church of England Junior School (1.5 Miles)

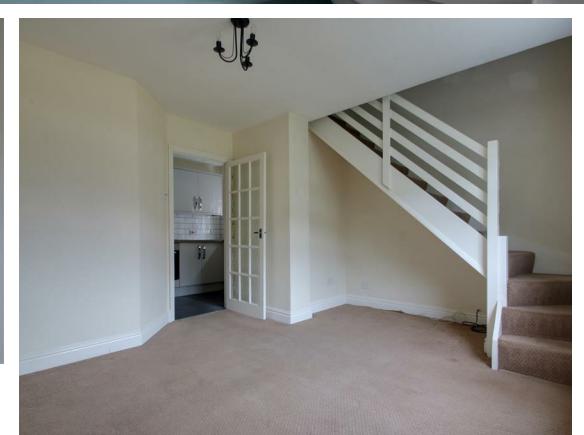
#### Agents Information For Buyers

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 principal.
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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