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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

GUIDE PRICE

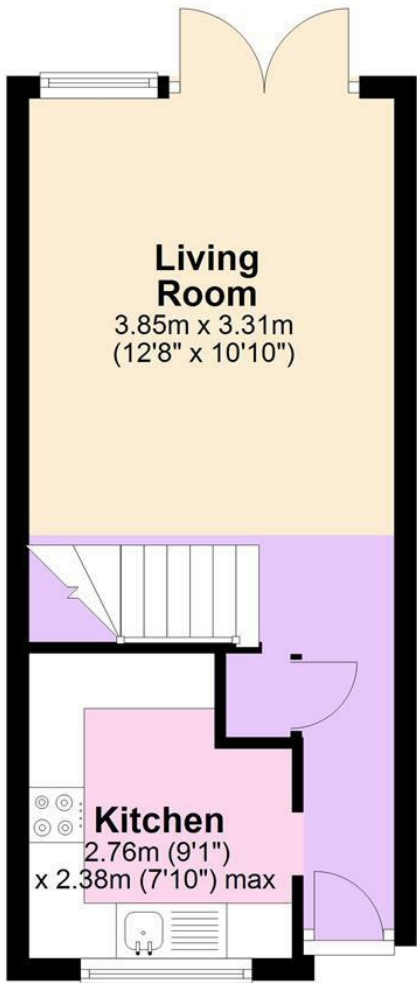
£250,000

Offered for sale in lovely decorative order and with the benefit of being able to directly access your own private terrace from the living room which is the ideal place to relax with friends and enjoy al-fresco dining in the summer months. An ideal first time purchase or buy to let with an estimated rental income of £1,100 pcm.

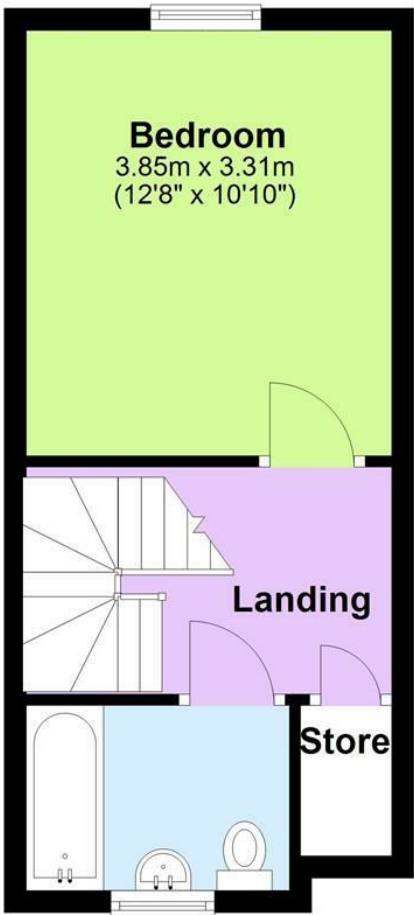


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**Ground Floor**  
Approx. 25.5 sq. metres (274.0 sq. feet)

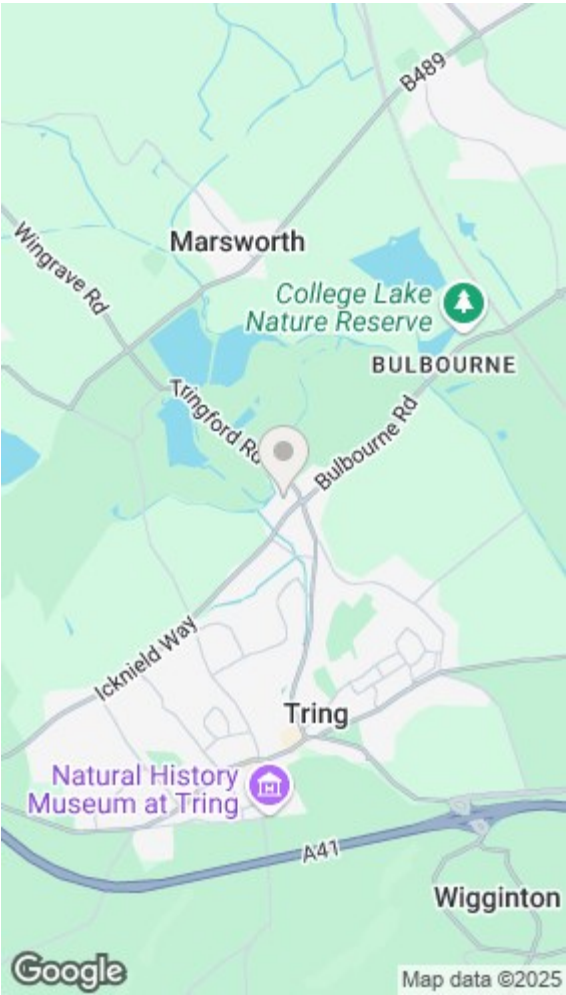


**First Floor**  
Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

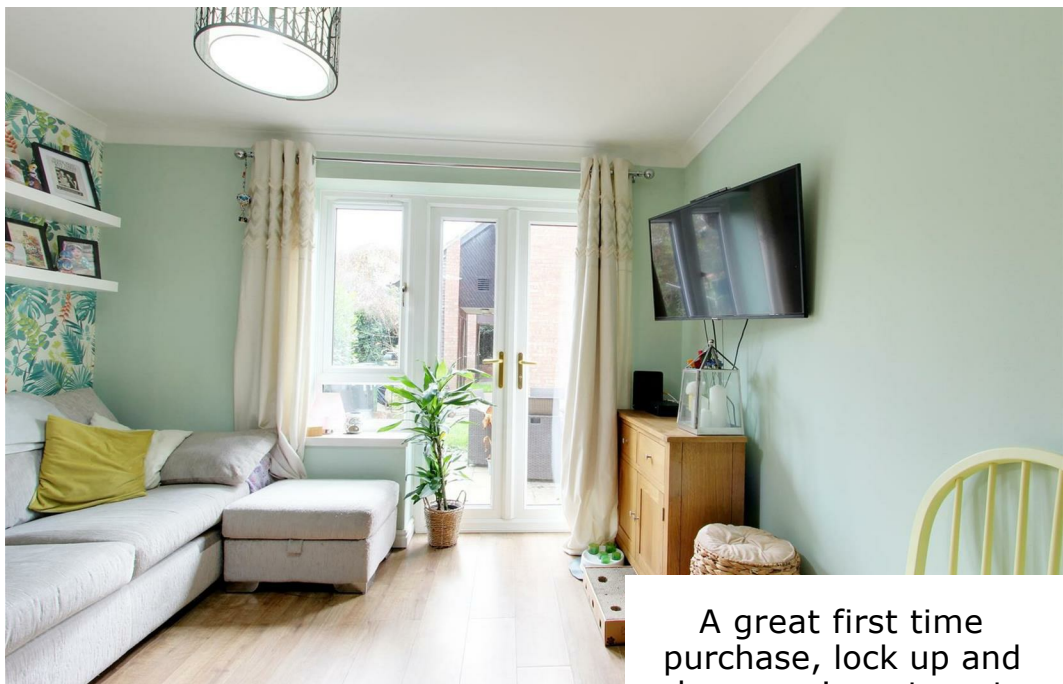


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>91</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









A great first time purchase, lock up and leave or investment purchase.



#### The Property

This well presented one bedroom home has been refitted with a stylish modern bathroom complete with rainfall shower over the bath and is well decorated throughout. Other benefits include gas central heating and PVCu double glazed windows and French doors which open from the living room onto the pretty rear garden. There is plenty of storage within the property in addition to the loft and a useful outside store with power to the front.

The entrance hall gives access to the modern fitted kitchen at the front and the bright and airy living room at the rear. Upstairs, there is a spacious feel to the landing with a large walk in store, a double bedroom and a recently refitted modern bathroom suite.

There is allocated parking at the front of the property and rear access to the beautifully maintained secluded rear garden which offers excellent space to entertain on a large paved patio before a lawn with colourful flower beds. Ideal for first time buyers, down sizers or buy to let investors this property is a 'must view'.

#### 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.

#### 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.

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#### 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).

#### 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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