



AKEMAN STREET, TRING HP23 6AF

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Offers in excess of **£350,000** FREEHOLD

Located in the heart of Tring is this lovely two-bedroom mid-terrace cottage. Presented in excellent condition and only a short walk away from the popular Tring high street this property is one not to be missed.

Akeman Street is a sought-after road here in Tring, with its close proximity to the local high street and all essential amenities within easy access. Here at Brown and Merry we are delighted to welcome to the market this beautiful two-bedroom cottage complete in good decorative order and is offered with no onward chain. Upon entrance you will find a cosy living room, a family size bathroom and access out to the low maintenance private rear garden. The lower ground floor has a large, fitted kitchen with space for dining. There are two good sized bedrooms located on the first floor and access to the loft. Further benefits to this delightful home include character features throughout, rear access, gas central heating, and an allocated parking space. Perfect for first time buyers and investors alike.

The Tring Triangle is a conservation area in the centre of Tring. Being thought of as 'the original' part of Tring you will note the majority of properties in this area are of a similar Victorian age and character adding to the charm of the property. There is a tradition gastro pub within short walking distance and a stroll to Marks & Spencer or one of the coffee shops or restaurants will take just a couple of minutes or so. There are a choice of fitness gyms within walking distance also, and for sports fans, Tring has a football & rugby club, tennis, cricket and bowls and Tring sports centre has a public swimming pool and badminton courts among other things. The convenience of a town centre location is balanced with stunning countryside which surrounds Tring, including The Chiltern Hills and Wendover Woods providing lovely walks and Tring Park is just moments away on foot.

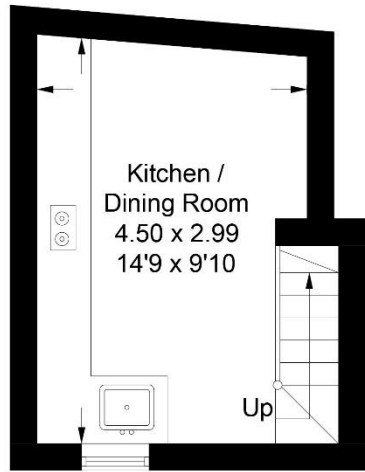
For commuters, Tring train station provides a fast and frequent service to London Euston and Wembley Central and direct trains to Westfield Shopping Centre. The A41 leads directly to the M25 (junction 20) giving convenient access to London Airports.



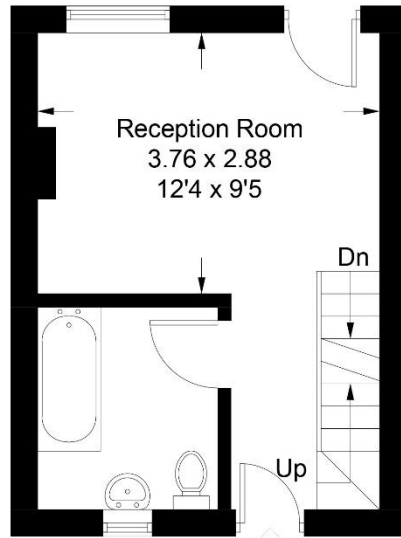


Akeman Street

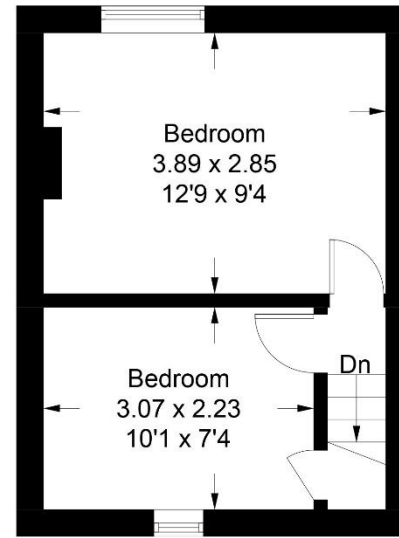
Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



Lower Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287497)

TRG 108927 – Version 0004
EPC rating – C - Council Tax Band -B



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