



**Michael**  
**ANTHONY**

53 Tring Road Town Centre

**£450,000** Freehold

**\*\*NO UPPER CHAIN\*\*** A stunning example of a Victorian townhouse built in 1875. The property has a grand feel to it due to its light filled rooms and high ceilings featuring ornate coving, rosettes, bay windows and an open fire place. The property benefits from three reception rooms. A lounge, dining room with access to the lower ground cellar and family games room. Kitchen located at the back of the house with access the low maintenance rear garden. Three bedrooms and family bathroom on the first floor. Double bedroom and family bathroom located on the top floor. Street parking bay available with no permit needed.

# 53 Tring Road

Town Centre  
Aylesbury  
Buckinghamshire  
HP20 1LD

- 360 VIRTUAL TOUR
- WEALTH OF CHARACTER FEATURES
- THREE RECEPTIONS ROOMS
- FOUR BEDROOMS
- TWO BATHROOMS
- CELLAR
- VICTORIAN ERA BUILT IN 1875
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

