



Hemp Lane, Wigginton, HP23 6DW
Asking price £440,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

A semi detached property, requiring modernisation throughout, situated on a good size plot in this semi rural position on Hemp Lane, Tring, HP23, with potential to extend/develop subject to the necessary planning permissions.

Accommodation includes an entrance area, living room, kitchen/dining room, ground floor family bathroom and four first floor bedrooms (the original accommodation would have offered three bedrooms).

Externally the property further benefits from an area of driveway parking, front garden and driveway parking. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.



Energy Efficiency Rating	
Current	Potential
	100+
Very energy efficient - lower running costs	
(92 plus) 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	
35	
England & Wales	EU Directive 2002/91/EC

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



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Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 78.1 sq. metres (840.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

1 NEWGROUND COTTAGES, HEMP LANE, WIGGINTON, -

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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