

**8 Royal Mead
Terrick
Bucks
HP17 0TL**

Guide Price £395,000 Freehold

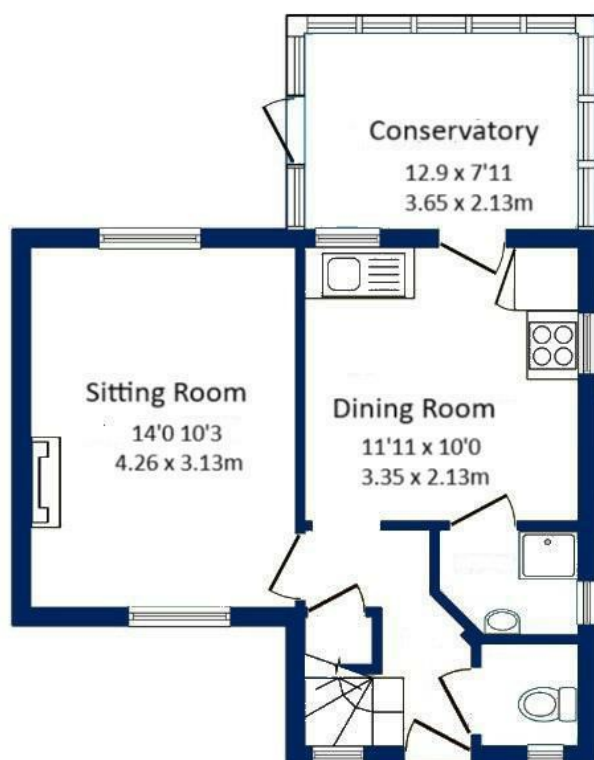
A three bedroom semi detached village home requiring some modernisation to enhance the accommodation. The property does offer lots of potential to extend subject to planning permission as it sits centrally on a large plot. Local in a cul de sac this property is ideal for any buyer looking for a project. As the vendors sole agents we recommend an internal viewing to appreciate.

The accommodation comprises; entrance hall, sitting room, kitchen/diner, conservatory, cloakroom, shower room, three bedrooms, gardens and driveway parking.

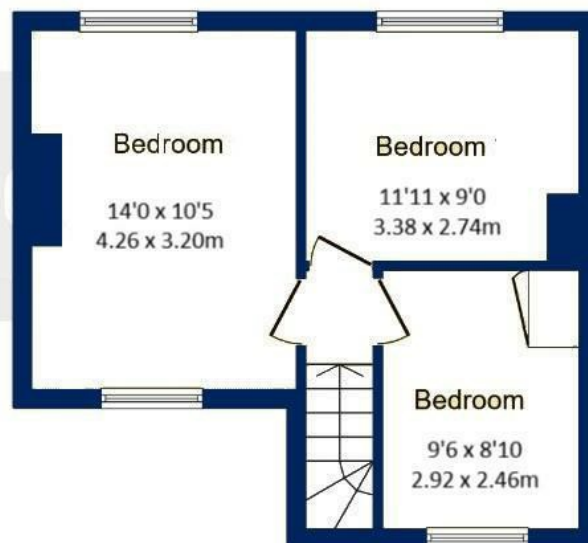
The Hamlet of Terrick falls within a designated Area of Outstanding Natural Beauty on the edge of the Chiltern Hills and is about 2 miles from Wendover, a sought after village with a picturesque village centre. Here you will find a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station at Wendover and nearby Stoke Mandeville with regular trains to London Marylebone taking less than 50 minutes.



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Ground Floor




First Floor

Total area: Approx. 883 sq. feet (81.03 sq m)
For illustration purposes only not to scale

Directions

Heading up Wendover High Street, proceed along the Ellesborough road to Butlers Cross. Turn right at the crossroads towards Terrick. Then turn right into turn left Royal Mead. Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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 	

Viewing and Contact Details



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