

115 Marlow Road, Stokenchurch, Buckinghamshire, HP14 3SL - £325,000

A two bedroom semi-detached bungalow on a corner plot in need of modernisation.

Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom | Rear Hall | Storage Sheds | Double Glazed | Gas Heating To Radiators | Good Size Front & Rear Gardens | In Need Of Updating | No Onward Chain |

Located on a corner plot offered with no onward chain is this two bedroom semi-detached bungalow. In need of updating and modernisation the accommodation comprises entrance hall, living room, kitchen, two bedrooms, bathroom/W.C., rear hall, storage sheds, double glazing, gas heating to radiators, good size front and rear gardens.

Price... £325,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

DIRECTIONS

From the village centre proceed in an easterly direction on the Wycombe Road A40. At the fork in the road bear right into Marlow Road and take the fifth left into New Road. Then take the next right which is still Marlow Road and the property is located on the left.

ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

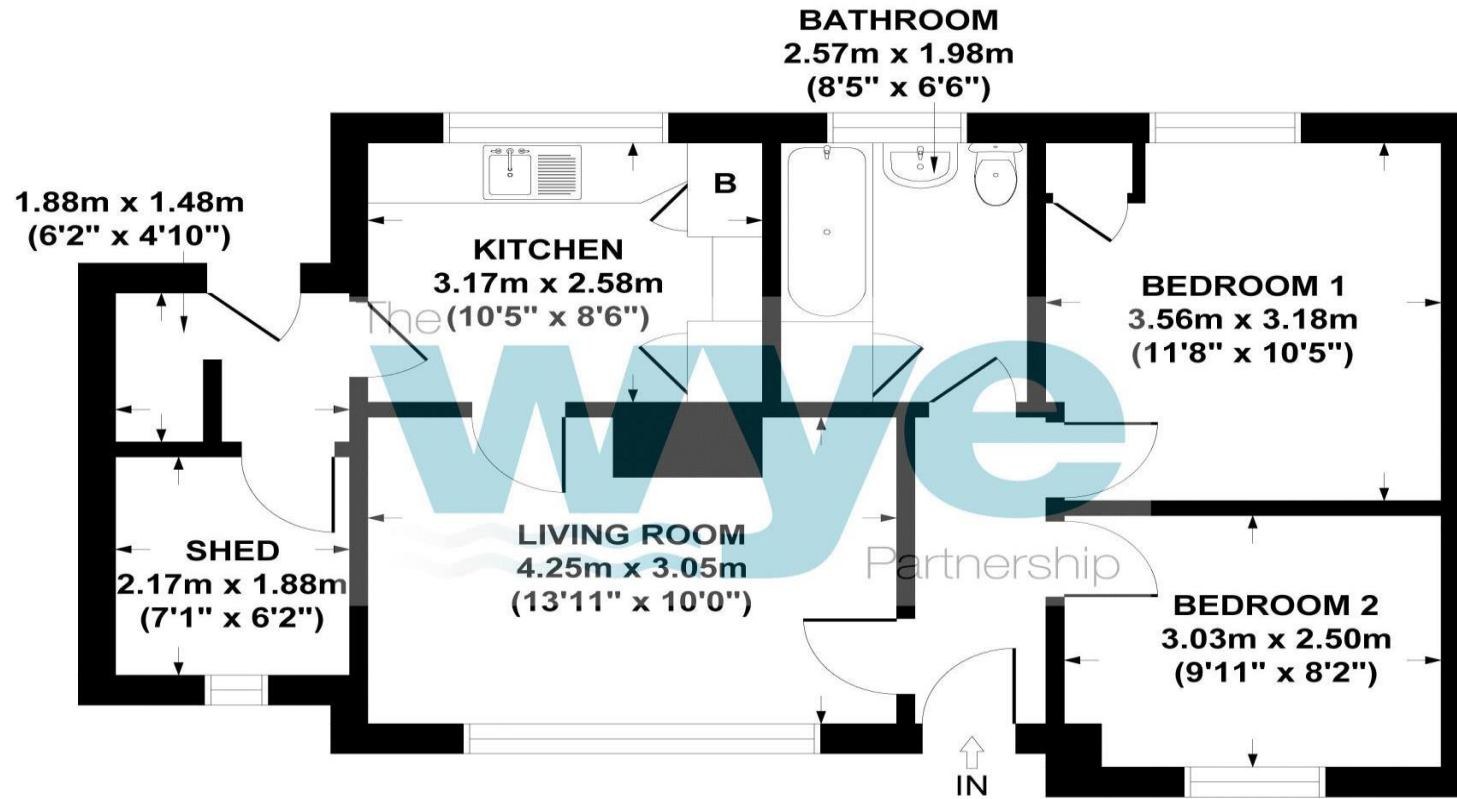
Band C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 59 SQ M / 634 SQ FT**

**MARLOW ROAD, STOKENCHURCH, HP14 3SL
APPROX. GROSS INTERNAL FLOOR AREA 59 SQ M / 634 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE