



Estate Agents
Hurst

9A Lane End Road, High Wycombe, Bucks, HP12 4JF
Offers In Excess Of £250,000

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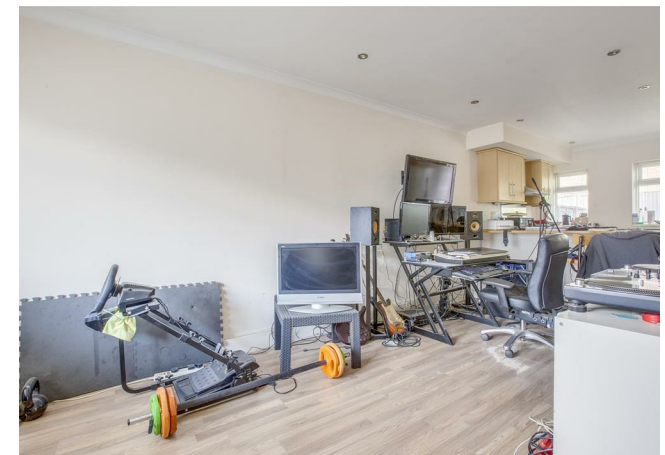
This mid terrace FREEHOLD house is located in the desired Lane End Road on the western edge of High Wycombe. With access to stunning local countryside walks and the nearby protected West Wycombe Historical site, it also has convenient access to Junction 4 M40 and one of the town's main bus routes into the town centre. Offered to the market in very good condition, the property offers a light and airy open plan kitchen/diner/lounge with a door through to the private low maintenance garden, upstairs to a double bedroom and bathroom. This property further benefits from; UPVC double glazing, electric heating and driveway parking.

Investor Information:-

Currently let to a fully referenced, professional tenant at £1,035 pcm
As this is a freehold property there are no service charges/ground rent so running costs are low.



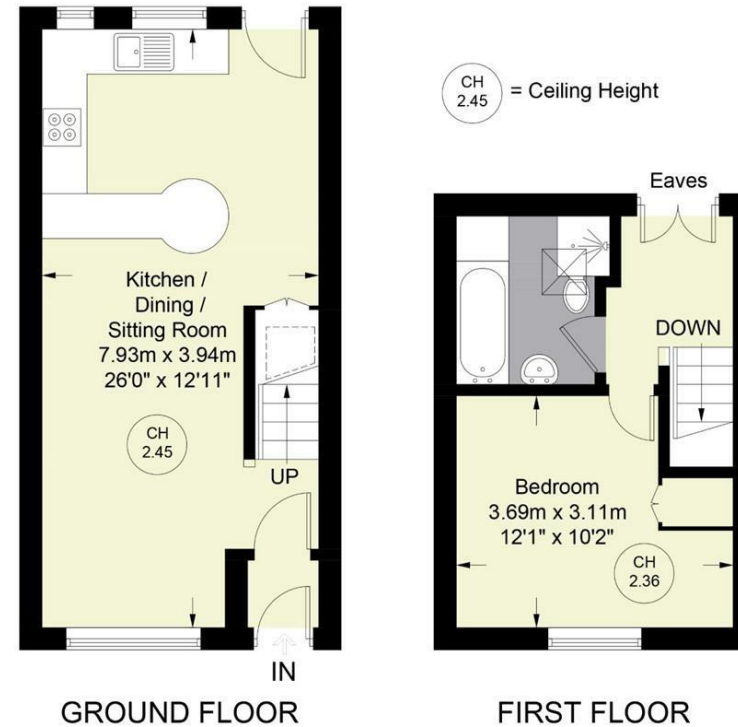
FREEHOLD HOUSE
PRIVATE GARDEN
LARGE KITCHEN/DINER/LOUNGE
OPEN PLAN LAYOUT
DOUBLE BEDROOM
DRIVEWAY PARKING
UPVC DOUBLE GLAZING
LOW MAINTENANCE GARDEN
GOOD ACCESS JUNC 4 M40
NEAR LOCAL COUNTRYSIDE





Lane End Road, HP12

Approximate Gross Internal Area
Ground Floor = 321 sq ft / 29.8 sq m
First Floor = 221 sq ft / 20.5 sq m
Total = 542 sq ft / 50.3 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and 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 the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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