





# 149 Gordon Road, High Wycombe, Buckinghamshire, HP13 6EP

Hurst are pleased to bring to the market this three bedroom, end of terrace, Victorian property that does require complete redecoration and modernisation throughout. The property is located in one of High Wycombe's popular residential locations that is just a short walk of High Wycombe's train station with direct access to platform 3 (London bound side of the station), making it perfect for those still looking to commute. This type of property would make an ideal first home or an extremely good buy to let investment which it has been for the current owners over the last 18 years. We would estimate a rent value in good condition of around £1600PCM or more if you do a room let. The accommodation includes; entrance hallway, dining room/bedroom four with feature fireplace and bay window to front aspect, sitting room, fitted kitchen with door to rear garden, family bathroom and then three bedrooms to the first floor. The property also benefits from; gas central heating, double glazed windows, sizeable rear garden which is larger than average for this type of property, residents parking permits and the possibility to change the front garden into a driveway. This home is also offered to the market with no onward chain.



**THREE BEDROOM END OF TERRACE PROPERTY**  
**NO ONWARD CHAIN**  
**IN NEED OF MODERNISATION**  
**FEW MINUTES WALK OF TRAIN STATION**  
**CLOSE TO TOWN CENTRE**  
**IDEAL INVESTMENT PROPERTY OR FIRST HOME**  
**DOUBLE GLAZED AND GAS CENTRAL HEATING**  
**GOOD SIZE REAR GARDEN**  
**VICTORIAN PROPERTY**  
**BRICK OUTBUILDING TO THE REAR**



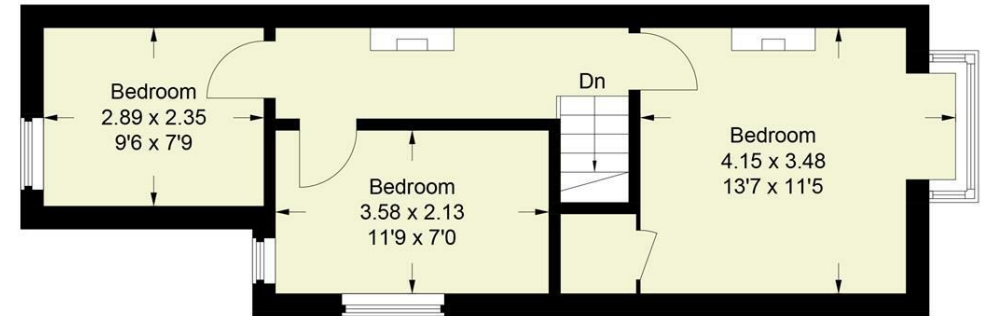




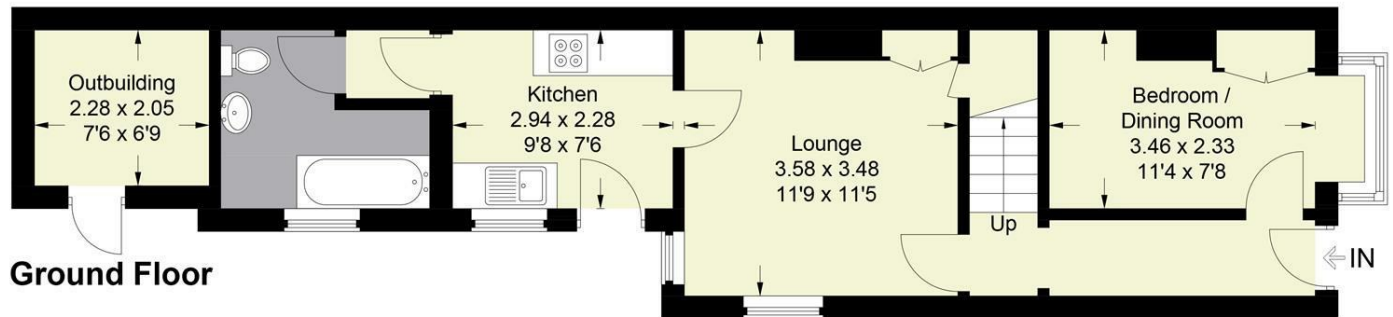




Approximate Gross Internal Area  
 Ground Floor = 44.5 sq m / 479 sq ft  
 First Floor = 37.1 sq m / 399 sq ft  
 Outbuilding = 4.8 sq m / 52 sq ft  
 Total = 86.4 sq m / 930 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd Produced for Hurst

Estate Agents  
**Hurst**

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)