





# 56 Green Street, High Wycombe, Bucks, HP11 2RE

A completely renovated Victorian, two bedroom, terrace house that was built around the early 1900's and has undergone a large refurbishment in recent months and is offered to the market in superb condition throughout. This charming home is situated close to High Wycombe's town centre and conveniently located just a few minutes walk of the mainline railway station, making it perfect for those that commute into London. This property has made an excellent investment over the years for its current owners with no void periods and a rental value of around £1300 PCM, this property would also make an excellent home for any first time buyer or someone upsizing from an apartment. The accommodation includes; front door to sitting room with feature fireplace, dining room, recently modern fitted kitchen with access to the rear garden, two double bedrooms and modern bathroom. The property also benefits from; electric economy 7 heating, there are gas pipes still equipped in the property and could be connected up, double glazed, original fireplaces and courtyard style rear garden with brick storage shed. This really is a superb home and would make an excellent first time buyer property, it also has the added benefit of being offered to the market with no onward chain.



## CHARMING TURN OF THE CENTURY TERRACED COTTAGE

MODERN RE-DECORATION

NEW KITCHEN

NEW BATHROOM

5 MINUTES WALK FROM TOWN CENTRE

LOCAL CONVENIENT SHOPS

TWO DOUBLE BEDROOMS

MODERN BATHROOM

NO STAMP DUTY FOR FIRST TIME BUYERS

COURTYARD GARDEN





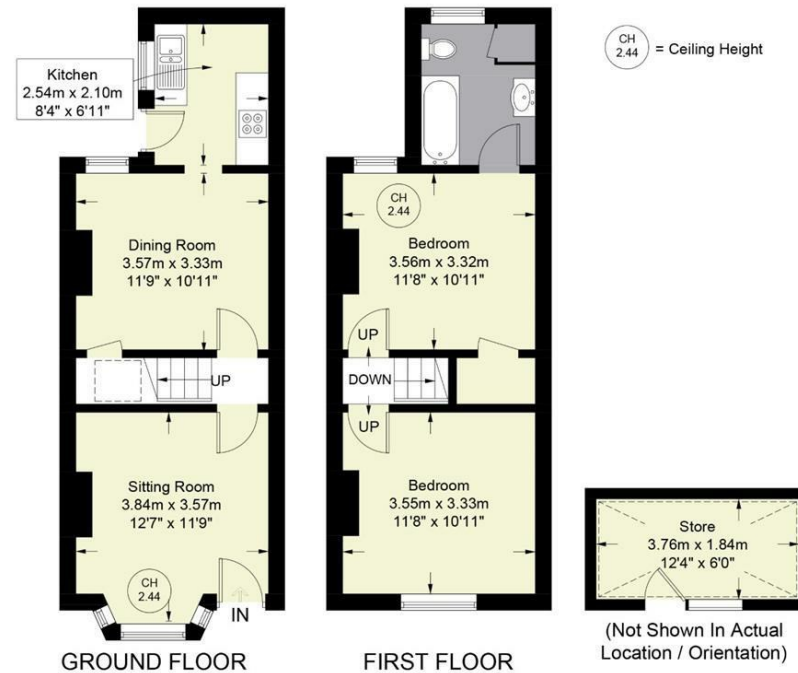






## Green Street

Approximate Gross Internal Area  
 Ground Floor = 370 sq ft / 34.4 sq m  
 First Floor = 358 sq ft / 33.3 sq m  
 Store = 74 sq ft / 6.9 sq m  
 Total = 802 sq ft / 74.6 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.

**Hursts** Estate Agents

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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