Rye View
HOMES

Victoria Street

High Wycombe, Buckinghamshire
HP11 2LU

Freehold
Guide Price £340,000

- Three Bedrooms
- End Of Terrace
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Utility Area
- Enclosed Rear Garden
- Driveway
- Ideal First Time Purchase
- No Chain

RyeView Homes are pleased to present to the Sales market this three bedroom, end of terrace house located to the West of High Wycombe.

The property comprises in brief; three bedrooms, two reception rooms, fitted kitchen and family bathroom. Further benefits include utility area located to the rear of the property, gas central heating, enclosed rear garden and driveway. The property's location benefits local amenities, schools and is a short distance to High Wycombe town centre.

The accommodation in further detail comprises: (all measurements being approximate only)

Entrance Hall
Front door with stairs to first floor.

Lounge
11'11 x 11' (plus bay) (3.63m x 3.35m) (plus bay)
Double glazed bay window with aspect to front. Radiator, double glazed window to side, carpeted flooring, door to entrance hall and dining room.

Dining Room
11'11 x 10'11 (3.63m x 3.33m)
A double room with aspect to side and rear with double glazed windows, under the stairs storage cupboard, radiator, laminate wooden effect flooring, door to kitchen.

Kitchen
8'11 x 7'11 (2.72m x 2.41m)
Fitted with a range of units comprising single drainer sink unit with mixer taps and cupboards below. Floor and wall mounted units with drawers, worktops, gas cooker point, space for upright fridge/freezer, laminate flooring, door to utility area.

Utility Area
Double glazed door to rear garden, gas fired wall mounted boiler, plumbing for washing machine and tumble dryer, tiled flooring. Door to bathroom.

Bathroom
Fitted family bathroom with a white suite comprising panelled bath with shower over and screen, vanity wash hand basin with mixer tap, low level WC, tiled floor with under floor heating.

First Floor

Landing

Bedroom One
11'11 x 11' (plus bay) (3.63m x 3.35m) (plus bay)
Double glazed bay window with aspect to front, laminate flooring, radiator.

Bedroom Two
12' x 9'8 (3.66m x 2.95m)
Double glazed windows to side and rear, radiator, walk-in cupboard, carpeted flooring. Door to bedroom three.

Bedroom Three
8'9 x 7'11 (2.67m x 2.41m)
Double glazed window with aspect to rear, radiator, carpeted flooring. Airing cupboard.

Outside

Garden
Enclosed rear garden with patio to side aspect.

Driveway
Gated driveway with parking for one car.

Tenure
Freehold

Council Tax Band
C

Viewing
Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

01494 510099

info@ryeviewhomes.com
www.ryeviewhomes.com

7 Crendon Street
High Wycombe
Buckinghamshire HP13 6LE

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