

**Rye
View**
H O M E S





Moor Lane

High Wycombe, Buckinghamshire
HP13 5YP

Freehold
Guide Price £295,000

- In Need of Complete Renovation Throughout
- Two Bedroom Semi-Detached Cottage
- One Reception Room
- Two Bedrooms
- Rear Enclosed Garden

- Picturesque Village Location
- Close to Local Amenities
- Easy Access to M40
- No Onward Chain
- Property with Potential

RyeView Homes are pleased to present this two bedroom semi-detached cottage, located in the heart of the popular village of Downley within a stone's throw of the Common.

The property comprises in brief: reception room, kitchen, two bedrooms and bathroom. Further benefits include a rear enclosed garden and car port.

The property is in need of complete renovation throughout.

No onward chain.

Location

Downley is a picturesque village to the North West of High Wycombe and combines the benefits of the countryside with the convenience of being within close proximity to a town centre. All amenities, including shops, hospitality and leisure facilities are close by and J4 of the M40 is less than 5 miles away. For commuters, High Wycombe train station offers a direct service to London Marylebone. Catchment schools include The Royal Grammar School, Wycombe High School and John Hampden Grammar School.

Tenure

Advised by vendor - Freehold

Council Tax Band

D

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.



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