

**Rye
View**
H O M E S





Plomer Green Lane High Wycombe, Buckinghamshire HP13 5TT

Freehold
Guide Price £320,000

- End Of Terrace Cottage
- Two Bedrooms
- Fitted Kitchen
- One Reception Room
- Rear Enclosed Garden
- Picturesque Village Location
- Close To Local Amenities
- No Onward Chain
- Ideal First Time Purchase
- Ideal Investment Purchase

RyeView Homes are pleased to present to the sales market this picturesque, end of terrace cottage situated in the sought after location of Downley, High Wycombe.

The property comprises in brief; entrance porch, reception room, fitted kitchen, downstairs WC, two bedrooms and bathroom. Further benefits include rear enclosed garden, on street parking and gas central heating.

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

GROUND FLOOR

Entrance Porch

Doors to living room, kitchen and downstairs WC, stairs rising to first floor.

Living Room

11' 9" (3.58m) x 10' 11" (3.33m):
Living room with double glazed window to front aspect, radiator, carpeted flooring.

Kitchen

8' 11" (2.72m) x 7' (2.13m):
Fitted kitchen with double glazed window to rear aspect, radiator, soft tiled flooring, doors to downstairs WC and rear garden.

Downstairs WC

5' 5" (1.65m) x 2' 6" (0.76m)::
Double glazed window to rear aspect, WC, wash hand basin.

FIRST FLOOR

Bedroom One

10' 8" (3.25m) x 8' 2" (2.49m)::
Master double bedroom with double glazed window to front aspect, radiator, carpeted flooring.

Bedroom Two

8' 11" (2.72m) x 7' (2.13m)::
Single bedroom with double glazed window to rear aspect, radiator, carpeted flooring.

Bathroom

6' 7" (2.01m) x 4' 3" (1.30m)::
Bathroom fitted with two piece suite comprising panel enclosed bath and wash hand basin.

OUTSIDE

Rear Garden

Enclosed rear garden.

Parking

On Street Parking

Tenure

Advised by vendor - 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.



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NOTE: These particulars are intended only as guide to prospective Purchasers 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 Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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