



Connells

Booker Lane
High Wycombe



Property Description

Offered to the market with no onward chain is this mid-terrace three-storey house. The property is in need of a complete refurbishment. The current layout comprises lower ground floor spacious reception room, with access to the rear garden and stairs to the ground floor where you will find two further rooms, most recently used as bedrooms, plus the kitchen. Stairs to the first floor where there are two double bedrooms and a bathroom.

The vendor has advised that the property has previously had planning permission to convert the property into two flats. This planning is now lapsed.

The property is located within walking distance of local amenities including shops, library and school. There is a bus route nearby which provides a regular service to and from High Wycombe town centre.

Agents Note

It has been brought to our attention that the property may not be suitable for mortgage lending given the current condition. Please contact the branch for further information before progressing your interest or expending any cost such as travelling for a viewing. We ask that interested parties make enquiries and satisfy themselves about the potential costs of remedial works required.

Lounge

15' 4" max x 22' 6" max (4.67m max x 6.86m max)

Bedroom 3 / Reception

15' 6" max x 11' 5" max (4.72m max x 3.48m max)

Bedroom 4 / Dining Room

8' 9" max x 11' 8" max (2.67m max x 3.56m max)

Kitchen

7' 1" max x 16' max (2.16m max x 4.88m max)

Bedroom One

15' 6" max x 11' 5" max (4.72m max x 3.48m max)

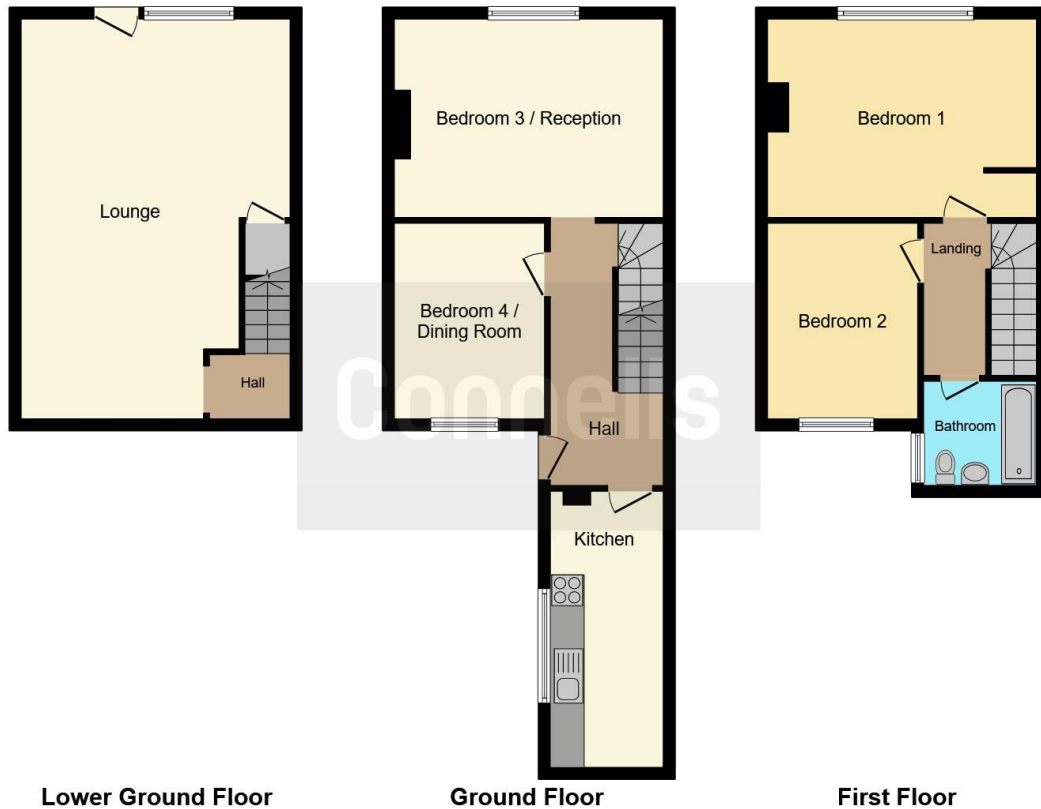
Bedroom Two

8' 8" max x 11' 4" max (2.64m max x 3.45m max)

Bathroom

6' 6" max x 8' 9" max (1.98m max x 2.67m max)





Lower Ground Floor

Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 HIGH WYCOMBE HP11 1BA

EPC Rating: D

view this property online connells.co.uk/Property/WYC311993



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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