



**Connells**

Spearing Road  
High Wycombe



### Property Description

Offered to the market with no onward chain is this three-bedroom semi-detached house. The property is in need of modernisation. Accommodation comprises entrance hall with stairs to the first floor and door to the reception room with bay window and under stairs storage cupboard. Kitchen with wall and base units, space for white goods and a wall mounted boiler, door leading to small hall with access to the back garden and door to the downstairs bathroom. Upstairs are three good sized bedrooms. The property also benefits from front and rear gardens.

The property is located within minutes of Castlefield School and local amenities including local shops and post office. There is a regular bus service that passes nearby providing a regular service to the town centre.

### Entrance Hall

3' 9" max x 8' 1" max (1.14m max x 2.46m max)

### Reception Room

11' 4" max x 13' 5" max (3.45m max x 4.09m max)

### Kitchen

11' 4" max x 12' 9" max (3.45m max x 3.89m max)

### Hall

2' 6" max x 4' 3" max (0.76m max x 1.30m max)

### Bathroom

4' 7" max x 8' 5" max (1.40m max x 2.57m max)

### Landing

5' 8" max x 13' 4" max (1.73m max x 4.06m max)

### Bedroom One

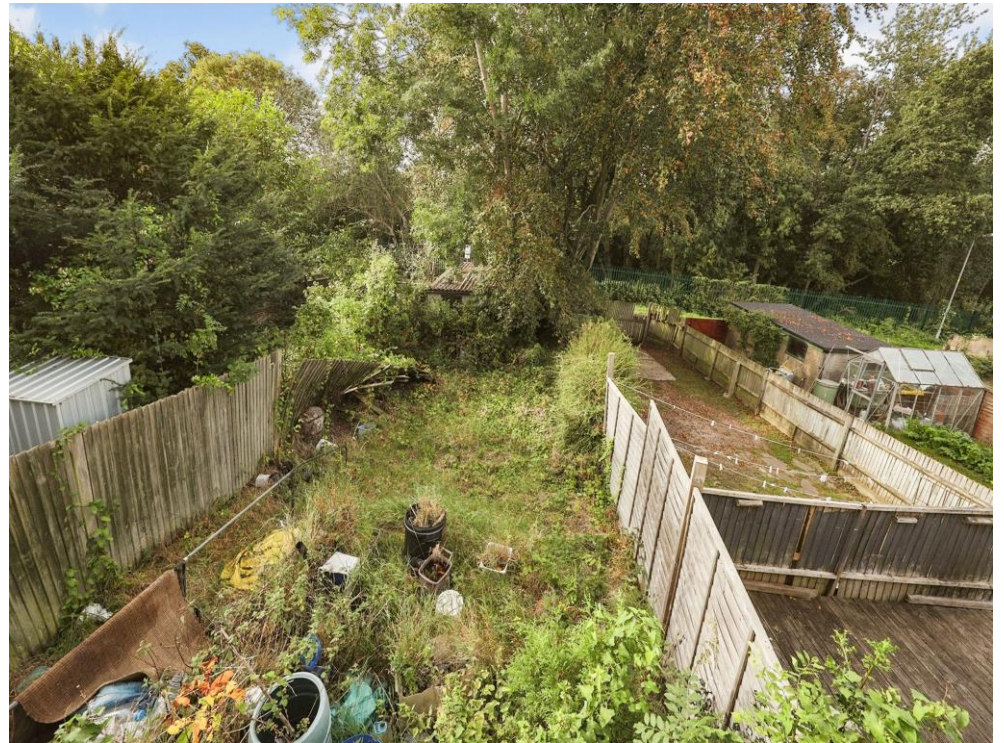
11' 5" max x 15' 6" max (3.48m max x 4.72m max)

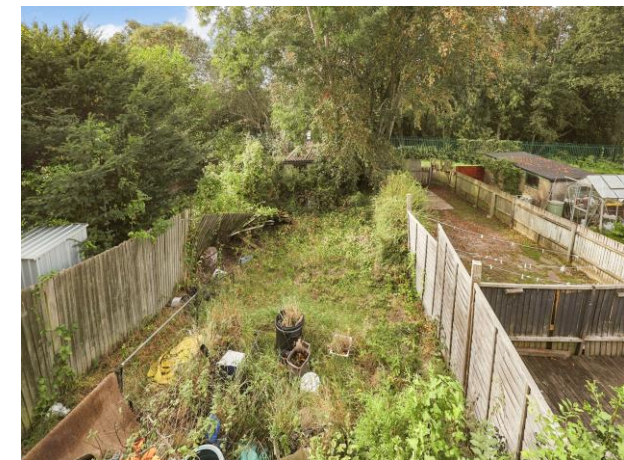
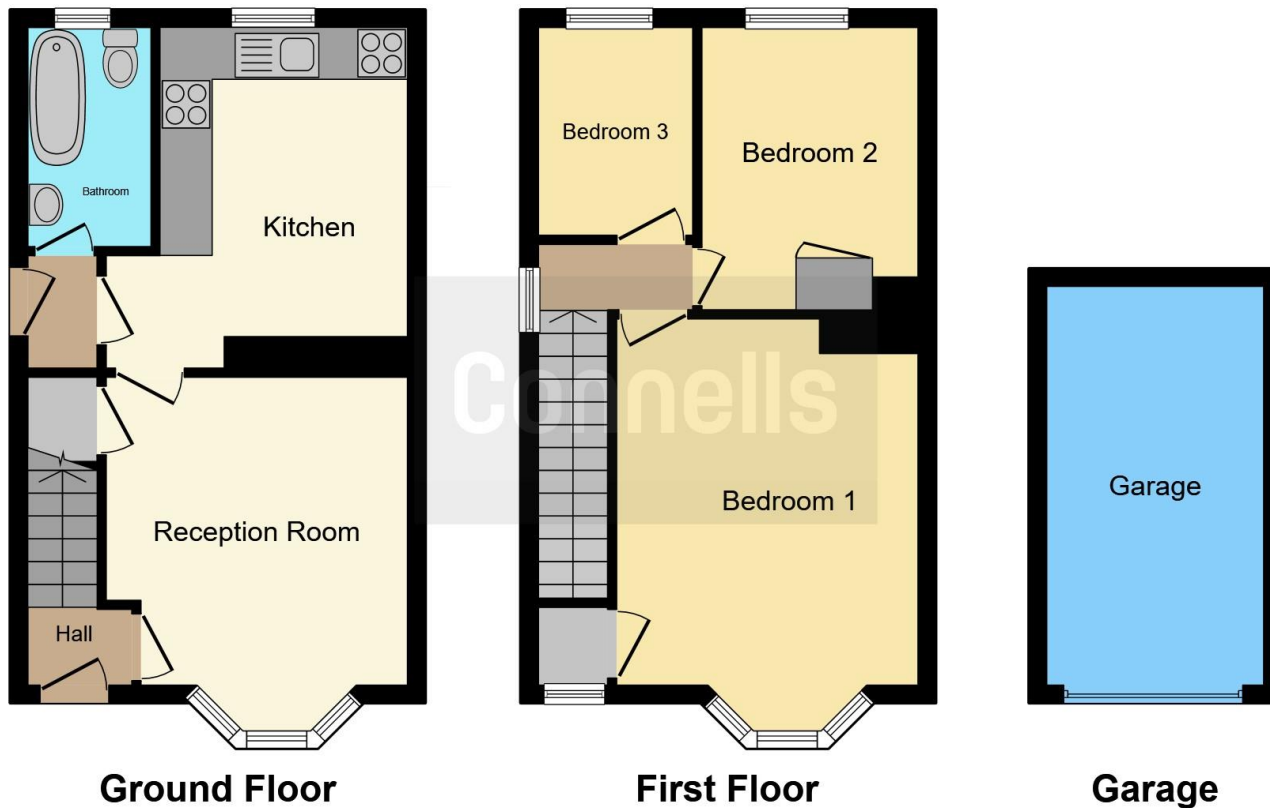
### Bedroom Two

8' 2" max x 12' 9" max (2.49m max x 3.89m max)

### Bedroom Three

6' 2" max x 9' 5" max (1.88m max x 2.87m max)





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

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WYC311530](http://connells.co.uk/Property/WYC311530)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC311530 - 0011