



79

Connells

Dashwood Avenue
High Wycombe

Dashwood Avenue High Wycombe HP12 3DZ

for sale guide price
£300,000



Property Description

This charming three-bedroom end of terrace home is full of character and offers excellent potential for those looking to create a property tailored to their own taste. Built in a Victorian style, the house features a side entrance leading into a small hallway with stairs directly ahead. To the front is a welcoming reception room with a bay window, providing plenty of natural light. A separate dining room, complete with under-stairs storage and a side window, leads through to the kitchen, which has ample space for white goods. Beyond the kitchen, a small hallway provides access to the rear door and a ground floor bathroom.

Upstairs, the main bedroom benefits from another bay window as well as built-in storage, creating a bright and practical space. The second bedroom enjoys a dual aspect, while the third bedroom offers additional accommodation suitable for a child's room, office, or guest space.

Outside, the rear garden is predominantly laid to lawn, with a footpath leading down to the far end, providing a good-sized outdoor area ready for landscaping or further enhancement.

While the property is in need of modernisation, it presents a wonderful opportunity for a new owner to put their own stamp on it.

Conveniently located less than a mile from the town centre with its array of shops and amenities, the house also benefits from regular bus routes passing by, making it an attractive option for families, commuters, or first-time buyers alike.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

13' 8" max x 11' 9" max (4.17m max x 3.58m max)
Bay window to front aspect. Radiator.

Dining Room

11' 10" max x 11' 4" max (3.61m max x 3.45m max)
Windows to side and rear aspect. Radiator.
Under stairs cupboard.

Kitchen

8' 11" max x 8' 3" max (2.72m max x 2.51m max)
Side aspect window. Wall and base units.
Gas cooker. Plumbing for washing machine.
Extractor fan. Wall mounted boiler.

Bedroom One

14' 1" max x 11' 10" max (4.29m max x 3.61m max)
Bay window to front aspect. Built in storage.
Radiator.

Bedroom Two

11' 2" max x 8' 10" max (3.40m max x 2.69m max)
Windows to side and rear aspect. Radiator.

Bedroom Three

8' 11" max x 8' 3" max (2.72m max x 2.51m max)
Window to rear aspect. Radiator.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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