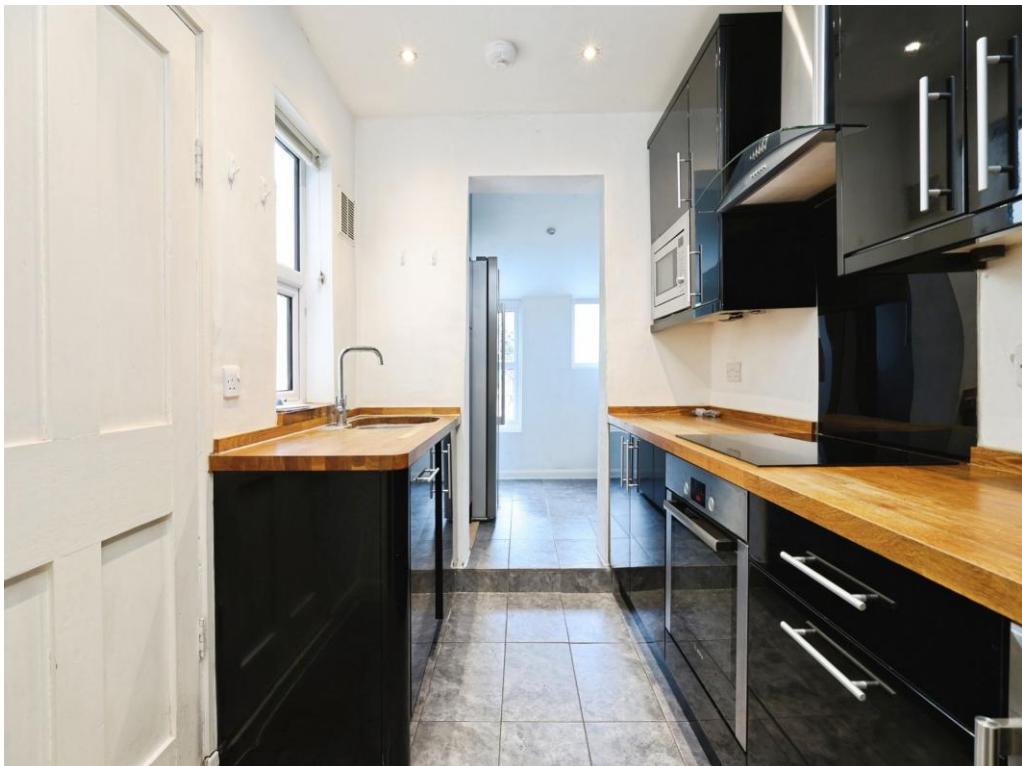




**Connells**

Amersham Road  
High Wycombe



### Property Description

Situated within walking distance of the prestigious Royal Grammar School, this well-presented mid-terrace house offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Offered with no onward chain, the property blends character features with practical living spaces.

Inside, the front door opens into a welcoming living room with a bay window that floods the space with natural light, and a feature fireplace that adds warmth and charm. A door leads through to the dining room, which also features a fireplace, rear aspect window, and staircase to the first floor.

The kitchen is fitted with a range of wall and base units, integrated appliances, and provides direct access to the rear garden.

Upstairs, there are two spacious double bedrooms, both with feature fireplaces. The main bedroom benefits from built-in storage. The family bathroom is generously sized and includes a bathtub, WC, wash hand basin, and a separate shower cubicle.

Externally, the property offers driveway parking for one car at the front. To the rear, a fully enclosed garden features a paved seating area, a well-maintained lawn, and is bordered by mature trees and shrubs—perfect for relaxing or entertaining.

This delightful home is ideally located for access to local amenities, excellent schools, and transport links, making it a superb choice for comfortable and convenient living.

### 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

10' 7" max x 12' 5" max ( 3.23m max x 3.78m max )

**Dining Room**

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )

**Kitchen**

6' 9" max x 8' 3" max ( 2.06m max x 2.51m max )

**Bedroom One**

10' 8" max x 9' 6" max ( 3.25m max x 2.90m max )

**Bedroom Two**

10' 6" max x 7' 10" max ( 3.20m max x 2.39m max )

**Bathroom**

7' 1" max x 8' 5" max ( 2.16m max x 2.57m max )





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](http://www.focalagent.com)

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D    Council Tax  
 Band: C

view this property online [connells.co.uk/Property/WYC313358](http://connells.co.uk/Property/WYC313358)



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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