



18 WYCOMBE ROAD, MARLOW
PRICE: OFFERS IN THE REGION OF £375,000 FREEHOLD

am ANDREW
MILSOM

**18 WYCOMBE ROAD
MARLOW
BUCKS SL7 3HU**

OFFERS IN THE REGION OF £375,000

Located within a short level walk of Marlow High Street, a two bedroom mid terrace Victorian home in need of complete renovation.

**LONG REAR GARDEN:
TWO GROUND FLOOR ROOMS:
TWO FIRST FLOOR BEDROOMS:
SPACE & PLUMBING FOR BATHROOM:
USEFUL BRICK OUTSIDE STORE:
CASH BUYERS ONLY:
THIS HOME IS NOT MORTGAGE-ABLE.**

TO BE SOLD: This property which is in need of complete renovation has a long rear garden with a useful brick store. The interior consist of two ground floor rooms one of which has space and plumbing for a kitchen, two first floor bedrooms and space and plumbing for a bath/shower room. This property is currently uninhabitable and therefore an EPC is not required. This home is suitable for **CASH BUYERS ONLY**. A mortgage will not be obtainable on this home. The property is situated within a third of a mile of Marlow High Street with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:



SITTING ROOM

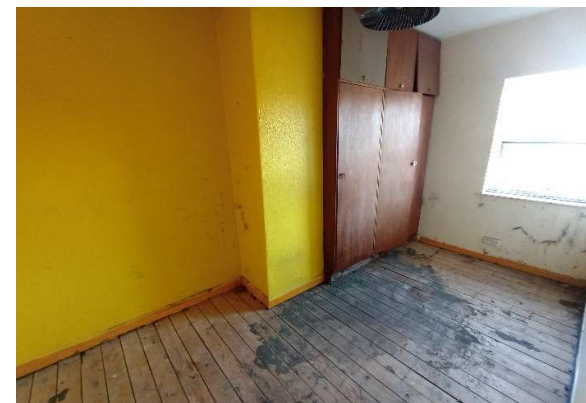


BEDROOM ONE



KITCHEN

FIRST FLOOR LANDING with access to all rooms



BEDROOM TWO



SHOWEROOM

OUTSIDE



TO THE REAR of the property is a garden measuring approximately 60' (19.50m) in length.

BRICK BUILT GARDEN STORE

M48370425

EPC BAND: EXEMPT

COUNCIL TAX BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707** or homes@andrewmilsom.co.uk. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: From our High Street Marlow office proceed to the obelisk roundabout turning right into Spittle Street, continue over the next roundabout into Chapel Street and after a short distance bear left into Wycombe Road, where the property can be found on the right hand side

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 progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 31.6 sq m / 340 sq ft
First Floor = 31.3 sq m / 337 sq ft
Total = 62.9 sq m / 677 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing