



Temple End, High Wycombe, Buckinghamshire, HP13 5DS

An attractive terraced cottage in a central, town centre location, offered with no onward chain.

| Attractive Terraced Cottage | Convenient Town Centre Location | Entrance Hall | Sitting Room | Dining Room | Fitted Kitchen | Two First Floor Bedrooms | First Floor Bathroom leading from Bedroom 2 | Gas Central Heating | Predominantly Double Glazed | Landscaped Rear Garden | Resident Permit Parking to the Front | Super Position for all Town Centre Amenities | No Onward Chain | Viewing Recommended |

Situated within the town centre and just a 'stones throw' from all the amenities the town has to offer, an attractive and well maintained terraced cottage which has two bedrooms and first floor bathroom, two separate reception rooms and a fitted kitchen. The rear garden has previously been landscaped with a brick built storage shed and there is resident permit parking to the front. A viewing of this cottage is strongly recommended and is offered with no onward chain.

Price... £299,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	Not energy efficient - higher running costs
(1-20)	G	
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



LOCATION

The property is situated in the confines of the town centre and as a consequence has all the facilities the town has to offer on your doorstep and that includes a short walk to the railway station, bus terminal, supermarkets, bars, restaurants and leisure facilities.

DIRECTIONS

On foot, leave the town centre via Frogmoor and pass under the railway arches into Temple End. The property will be found on the right. By car, from Crendon Street, take the first turning left into Castle Street, pass round the sharp right hand bend into Priory Road and take the first proper turning left into Priory Avenue. At the T-junction at the bottom, turn left then immediately left again into Temple End and the property will be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band B

EPC RATING

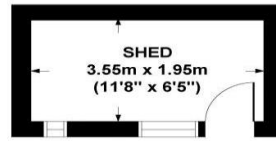
C

MORTGAGE

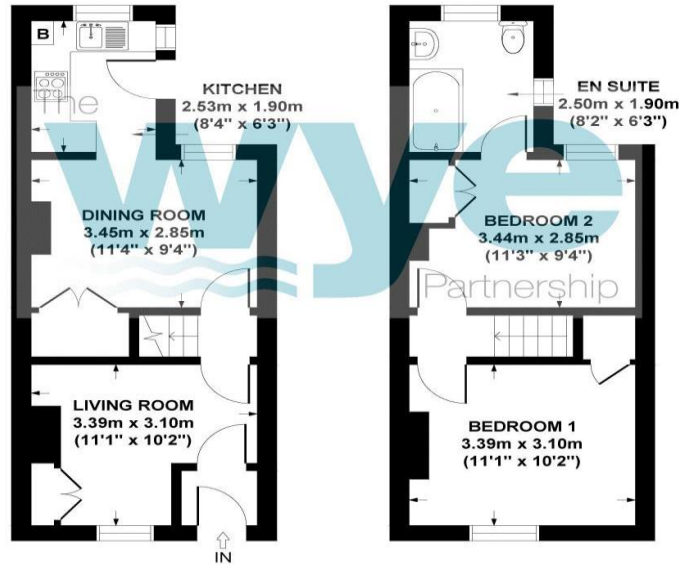
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 7 SQ M / 74 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 317 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 317 SQ FT

TEMPLE END, HIGH WYCOMBE, HP13 5DS
APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 708 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
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