



Gordon Road, High Wycombe, Buckinghamshire, HP13 6ER

*A turn of the century end terrace house requiring complete modernisation throughout. Situated in a quiet location within a stones throw of town centre amenities and the train station.*

Turn Of The Century End Terrace House | Complete Modernisation Required | Living Room | Dining Room | Kitchen | Bathroom | Three Bedrooms | Courtyard Rear Garden | Stones Throw Of Train Station | No Onward Chain | We Hold Keys |

A turn of the century, end terrace house requiring complete modernisation throughout. Situated in a quiet location, within a stones throw of town centre amenities and the train station. The property has three bedrooms, two separate reception rooms, kitchen and ground floor bathroom heated by electric heating. Externally to the rear there is a small courtyard garden. There is on road parking via a permit from the council available in the road. We hold keys for early viewing.

**Price... £265,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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## LOCATION

Situated in a tucked away position in the heart of the town centre close to the 50-acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5-minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

## DIRECTIONS

Leave High Wycombe on the A40 London Road and upon reaching the first mini roundabout, turn left into Gordon Road. Proceed under the railway bridge and then turn immediately left, then immediately left again into what is also Gordon Road. Proceed for a short distance and number 32 will be found on the left-hand side as indicated by a Wye Residential 'For Sale' sign.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

F

### MORTGAGE

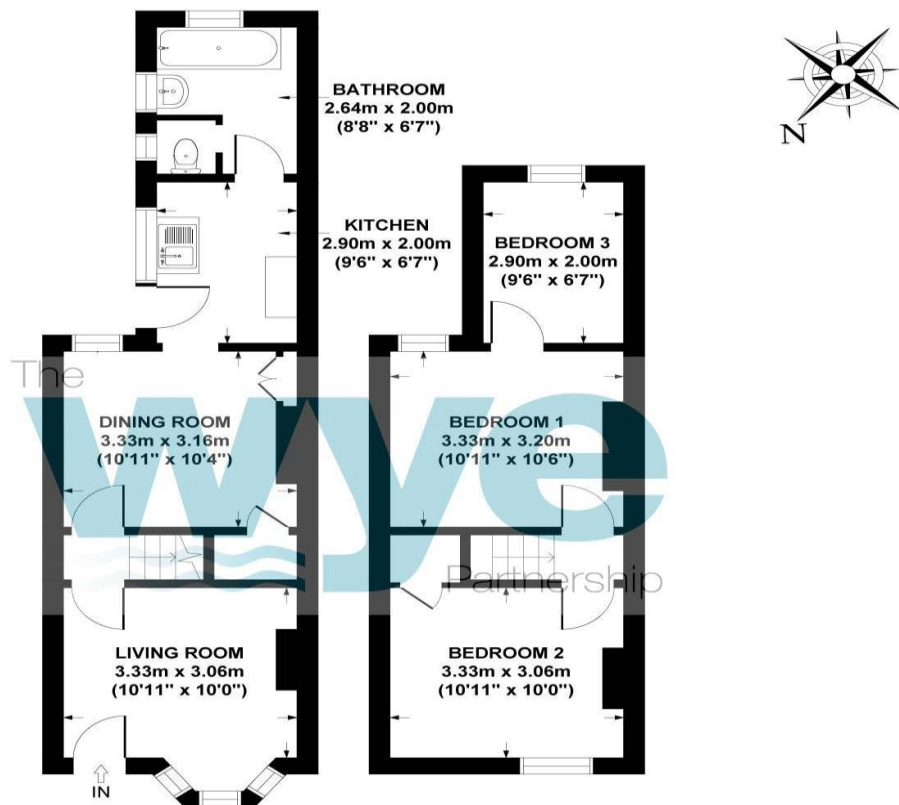
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*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.*

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 37 SQ M / 395 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 30 SQ M / 328 SQ FT

**GORDON ROAD, HIGH WYCOMBE, HP13 6ER**  
**APPROX. GROSS INTERNAL FLOOR AREA 723 SQ M / 67 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

