

Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BS

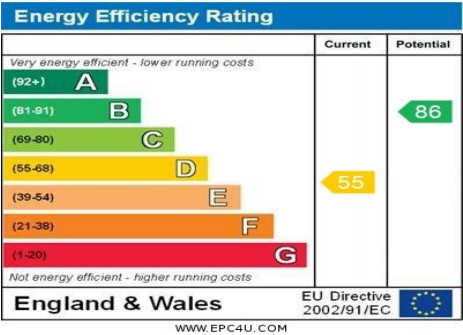
A semi-detached house of character requiring complete modernisation throughout situated in an elevated location on the west side of the town centre.

| Attractive Semi-Detached House Requiring Complete Modernisation | Overhung Porch | Entrance Lobby | Living Room | Second Reception Room | Kitchen | Landing | Three Bedrooms | Night Cloakroom | Gardens | Garage + Parking Accessed Via Service Road To The Rear | No Onward Chain |

Situated in a slightly elevated position with easterly views across the Wycombe valley, a semi-detached home with a good size rear garden and a garage with parking at the rear. Available with no onward chain this attractive property offers huge potential but requires complete modernisation throughout. To the ground floor there are two separate reception rooms and a kitchen. To the first floor there are two double bedrooms a further box room and night cloakroom. To the outside the gardens are laid to lawn to the front and to the rear with the garage and parking accessed via Grove Road.

Price... £295,000

Freehold



LOCATION

Situated on the western outskirts of the town, the property is within walking distance of local shops which provide for most day-to-day needs. Access to the M40 motorway at Junction 4 is approximately 2 miles in distance and the town centre, which is approximately 2 miles away, has a regular bus service running close by.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately a mile and a half turning left after the second major set of traffic lights into Chapel Lane. Proceed for approximately half a mile and the property will be found on the right-hand side in an elevated walkway position. (The parking and garage is accessed from Grove Road, which is a left turning off of Toweridge Lane which can be found just before the property on the right).

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

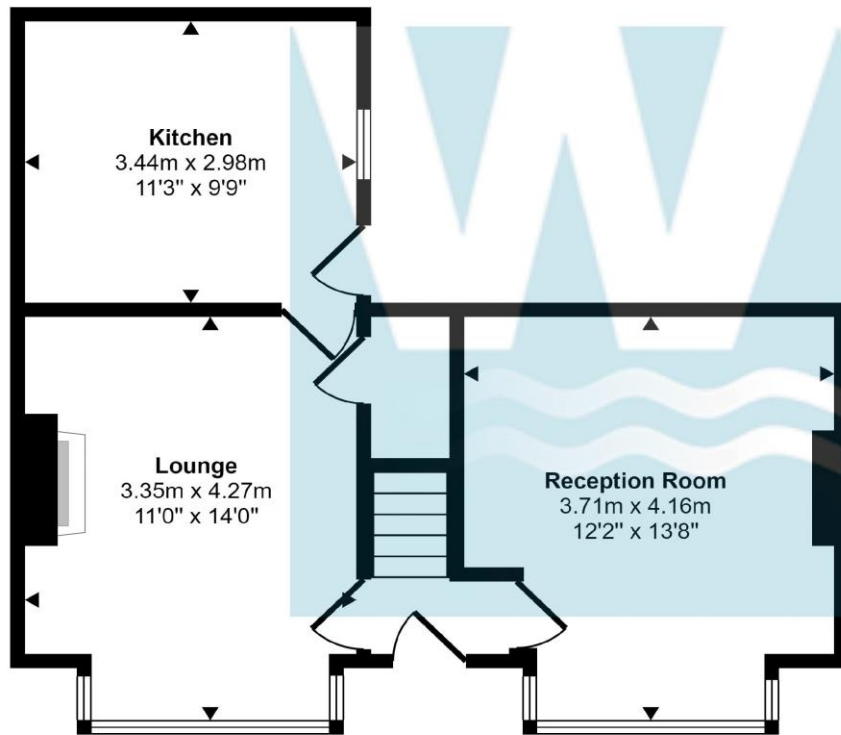
MORTGAGE

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

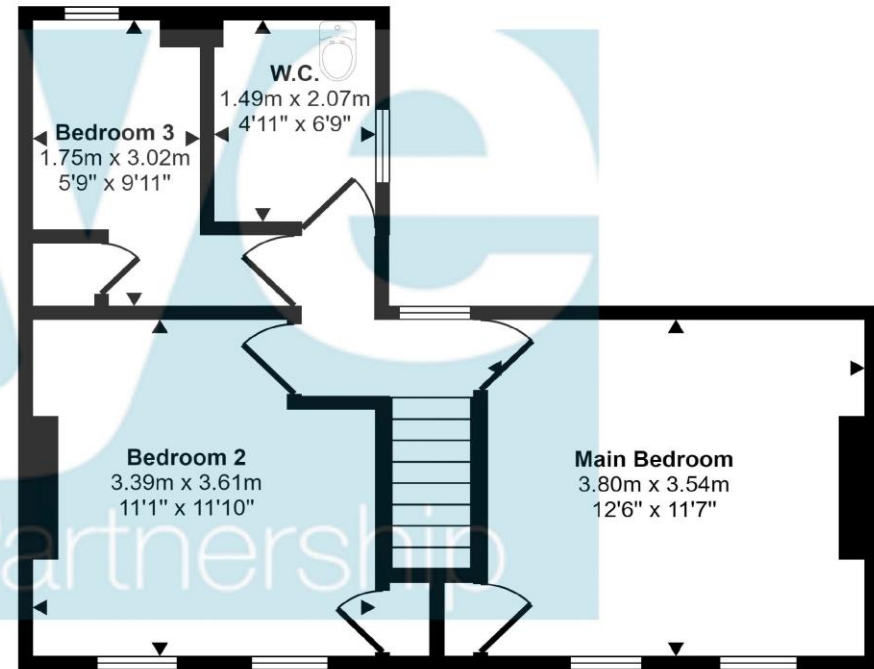
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

The **wye** Partnership