



Old Forge Road, Loudwater, High Wycombe, Buckinghamshire, HP10 9TP

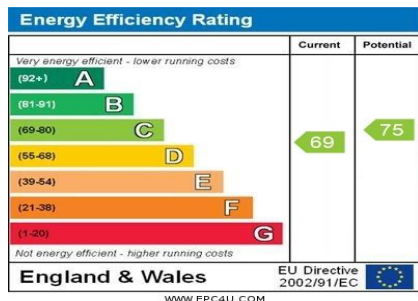
We are pleased to offer for sale this two-bedroom ground floor maisonette situated in a highly regarded area in the popular Bucks village of Loudwater.

Enclosed Porch | Entrance Hall | Good Size Lounge | Open Plan Fitted Kitchen | Inner Lobby | Two Good Size bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | In Need Of Some Updating And Improvement | Communal Gardens | Garage In Block Via Gravel Driveway | Share Of Freehold | No Upper Chain | We Hold Keys | Popular Residential Area | Extended 999 Year lease Upon Completion |

We are pleased to offer for sale this two-bedroom ground floor maisonette situated in a highly regarded area in the popular Bucks village of Loudwater. Although in need of some updating and improvement, the property has well proportioned accommodation with its own entrance, large lounge with open plan kitchen, an inner lobby, two bedrooms and family bathroom. Heated by gas central heating to radiators and with double glazed windows the property also has a share of the freehold, a communal garden and garage to the rear accessed via a gravel driveway. Being sold with no upper chain we hold keys for early viewing. The property currently has a 63-year lease remaining but is offered for sale with the benefit of an extended 999-year lease upon completion.

Price... £215,000

Share of Freehold



LOCATION

Situated just under 3 miles to the east of High Wycombe and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London and more comprehensive shopping facilities.

DIRECTIONS

From High Wycombe town centre proceed along the A40 London Road and continue straight over two roundabouts and a series of traffic lights until the next mini roundabout. Proceed straight over this mini roundabout and then turn right into Birfield Road, turn 1st right into Old Forge Road and follow the road round where the property will be found at the end of the cul-de-sac on the left-hand side.

ADDITIONAL INFORMATION

Leasehold with a share of the Freehold: 63 Years remaining: Buildings Insurance; £200.00 Per annum: There is no Service Charge or Ground Rent.

COUNCIL TAX

Band C

EPC RATING

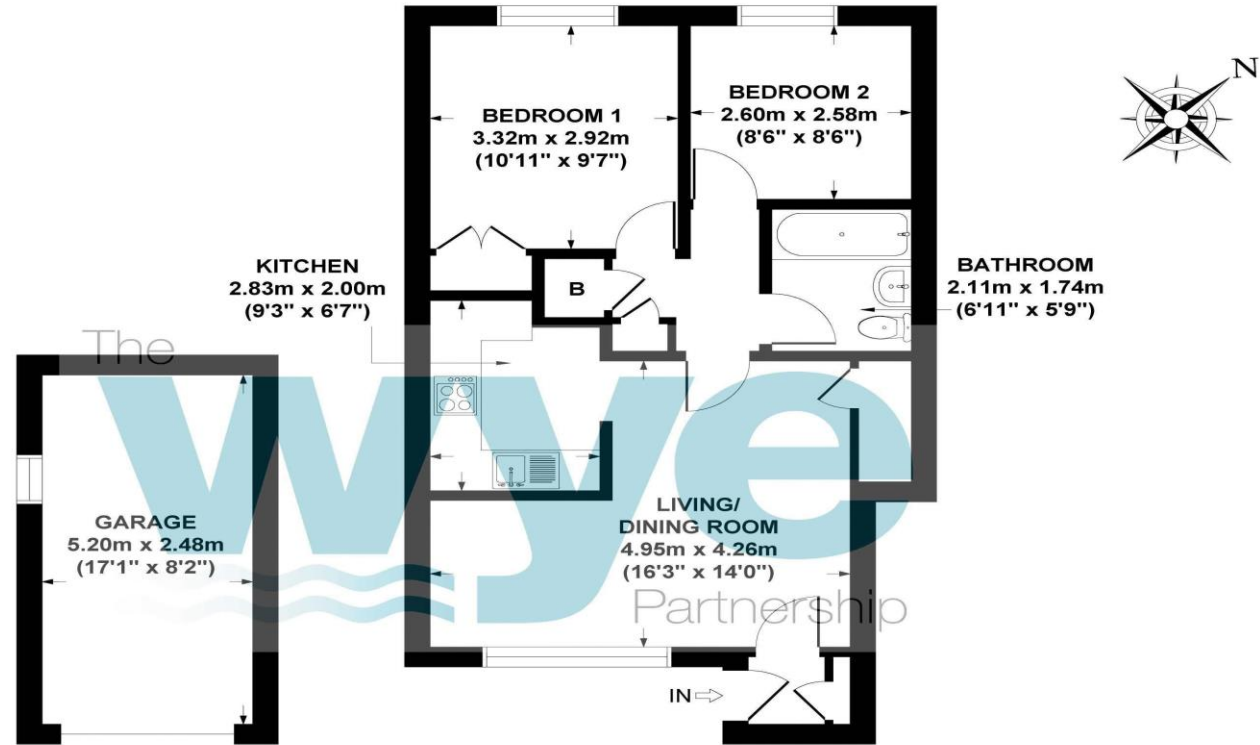
C

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 139 SQ FT

GROSS INTERNAL
FLOOR AREA 52 SQ M / 560 SQ FT

OLD FORGE ROAD, LOUDWATER, HP10 9TP
APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 699 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

The **wye** Partnership