

West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AA

A delightful bay fronted semi-detached house requiring some updating with a large rear garden.

| Spacious Bay Fronted Semi-Detached | Updating Required | Entrance Hall | Sitting Room | Dining Room | Large Kitchen | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Driveway Parking | Good Size Rear Gardens | No Onward Chain | Being Sold By Online Auction | Buyer's Fee Applies | Buy It Now Option Available

A traditional semi-detached house with many character features complimented by a good size rear garden, available with no onward chain. Situated to the west of the town within easy reach of both town centre amenities and the historic village of West Wycombe and surrounding countryside. Accommodation comprising overhung porch, entrance hall, fireplaces to both the sitting room and dining room with double doors opening to the rear garden. To the first floor are three bedrooms and a bathroom. The property is heated via a gas fired central heating system with driveway parking to the front and large rear gardens.

Price... Offers in Excess of £380,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	51	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



DIRECTIONS

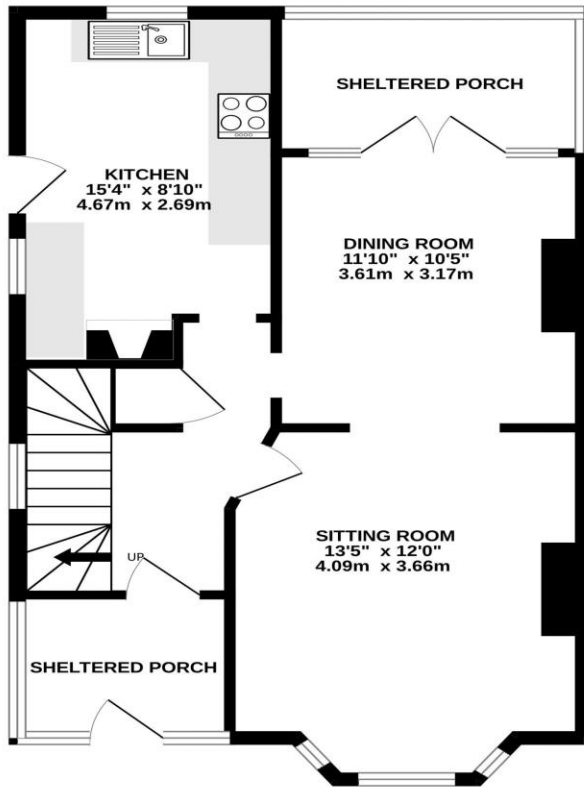
Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 1.8 miles and the property will be found on the left-hand side just before the turning for Chapel Lane.

ADDITIONAL INFORMATION

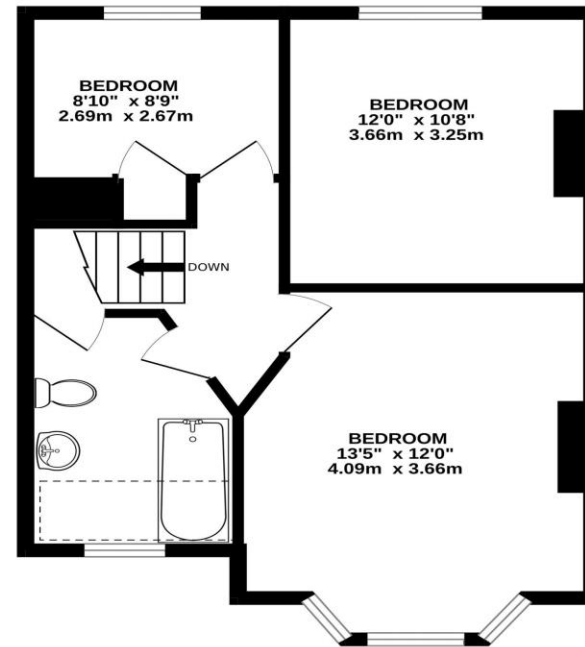
This property is for sale via Modern Method of Auction. This is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT - this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Online Auction team at GOTO Group. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 2% of the purchase price including VAT and a Legal Pack fee of £396 including VAT (this is subject to a minimum amount of £6,600 including VAT and a Legal Pack Fee of £396 including VAT). This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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

The **wye** Partnership