



Cambridge Crescent, High Wycombe, Buckinghamshire, HP13 7NB

A three bedroom terraced property in a popular location to the North of High Wycombe requiring modernisation.

| Terraced Property Requiring Modernisation | Sought After Location North of High Wycombe | Porch | Entrance Hall | Living Room | Conservatory | Kitchen/Breakfast Room | Storeroom with WC | Attached Brick-Built shed | Three Bedrooms | Shower Room | Separate WC | Driveway for Several Vehicles | Good Size Level Garden | No Onward Chain |

A terraced property in a popular horseshoe shaped crescent to the North of High Wycombe. Convenient for the town centre, M40 at J3 & J4 and in the catchment for highly regarded schools. Requiring modernisation throughout the accommodation briefly comprises; porch, entrance hall, living room, conservatory, kitchen/breakfast room, storeroom with WC, attached brick-built storage shed, three bedrooms, shower room, separate WC, double glazing, gas radiator heating, driveway for several vehicles and good size level garden. Offered to the market with no onward chain.

Price... £369,950

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			
www.epc4u.com			



LOCATION

Situated in a quiet residential area close to local shops which provide for most day-to-day needs as well as being close to bus stops with a regular service into High Wycombe town centre which is approximately 1 mile away. The town centre offers a wide variety of shopping, leisure and hospitality facilities. Both junctions 3 & 4 of the M40 are within a 15 minute drive. In the catchment for highly regarded local schooling.



DIRECTIONS

From our office in Crendon Street, ascend the hill turning right after the railway station into Totteridge Road. Continue along Totteridge Road, pass through the traffic lights at the crossroads with Bowerdean Road and ascend the hill. At the top of the hill just as the road veers to the left, turn right into Wingate Avenue and then take the first turning left into Cambridge Crescent. Follow the road round to the right keeping the green on your left and the property will be found on the right hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

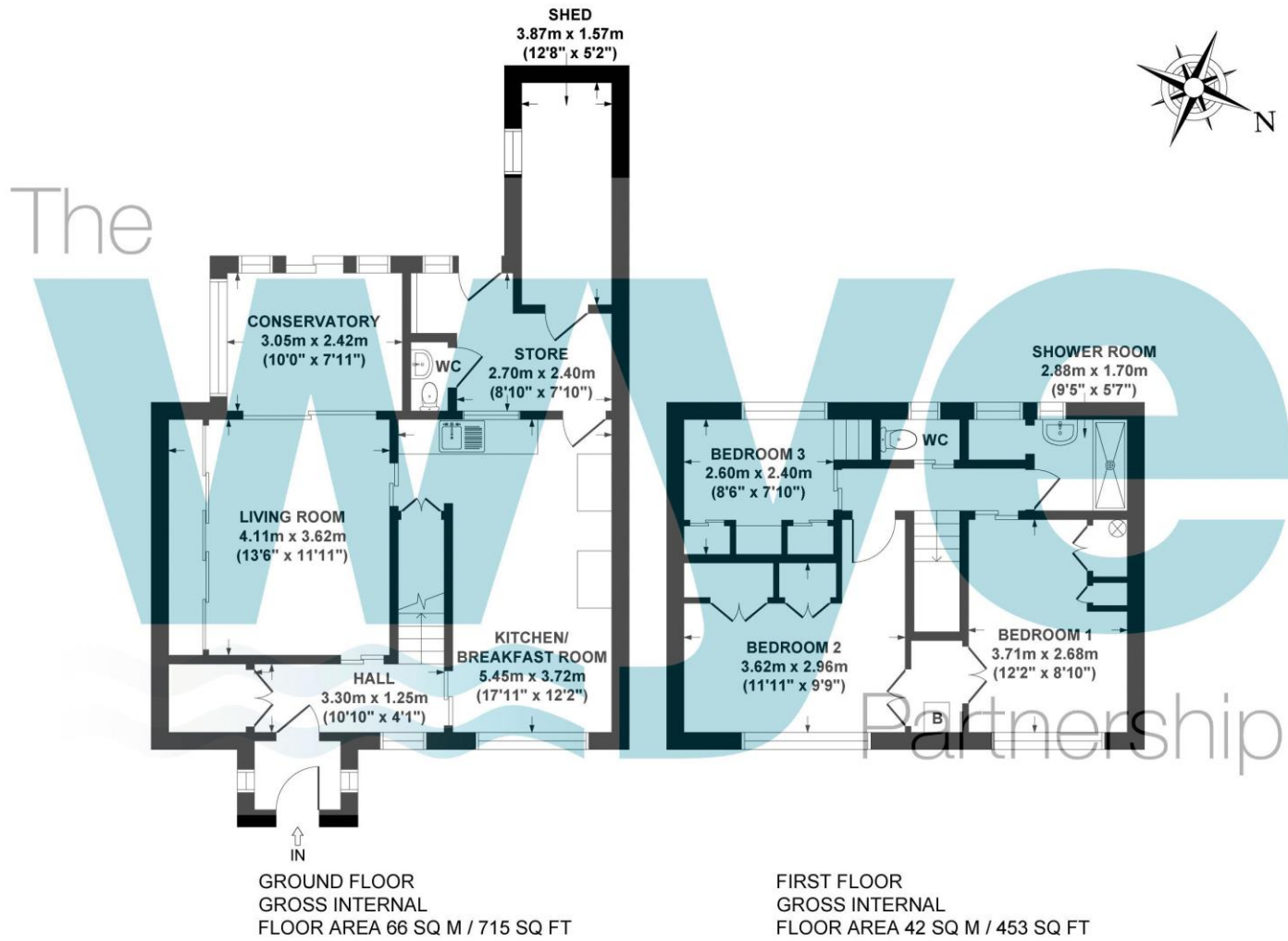
C

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



CAMBRIDGE CRESCENT, HIGH WYCOMBE, HP13 7NB
APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1168 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

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