



Nelson Close, High Wycombe, Buckinghamshire, HP13 7NS

A good size terraced house offering three good size bedrooms in a cul-de-sac location on the East side of High Wycombe.

| Entrance Hall | Living/Dining Room | Kitchen | First Floor Landing | Three Good Size Bedrooms | Bathroom | Separate W.C. | Gas Central Heating To Radiators | Double Glazed Windows | Gardens | Integral Garage | Driveway | Quiet Cul De Sac Location | Popular East Side Of Town | No Onward Chain |

A deceptively spacious terrace house situated in a cul-de-sac location within easy reach of local amenities and the town centre. The property offers excellent scope for further improvement and is available with no onward chain. Accommodation comprising; entrance hall, kitchen, open plan living/dining room with double doors to the rear garden and stairs rising to the first floor, landing, three good size bedrooms, bathroom, separate W.C, double glazing, gas radiator heating, integral garage, gardens. Offered to the market with no onward chain.

Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		88
(69-80)		
C		
(55-68)		
D	60	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated approximately 1.4 miles to the East of High Wycombe town centre a few minutes' walk of the A40 London Road is a few minutes' walk. Buses pass by that operate to town centre. Shops and schools are a few minutes' walk and the 50-acre Rye Park with open air swimming pool and Gym is also easily reached on foot. The train station has 30-minute London Marylebone trains as well as direct links to Oxford and London is about a mile away. Junctions 3 and 4 of the M40 are five to 10 minutes' drive.

DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the second roundabout take the second exit onto Hatters Lane. Proceed for a short distance and turn right into Guinions Road. Proceed for a short distance turning right into Nelson Close where the property can be found at the bottom of the cul-de-sac.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

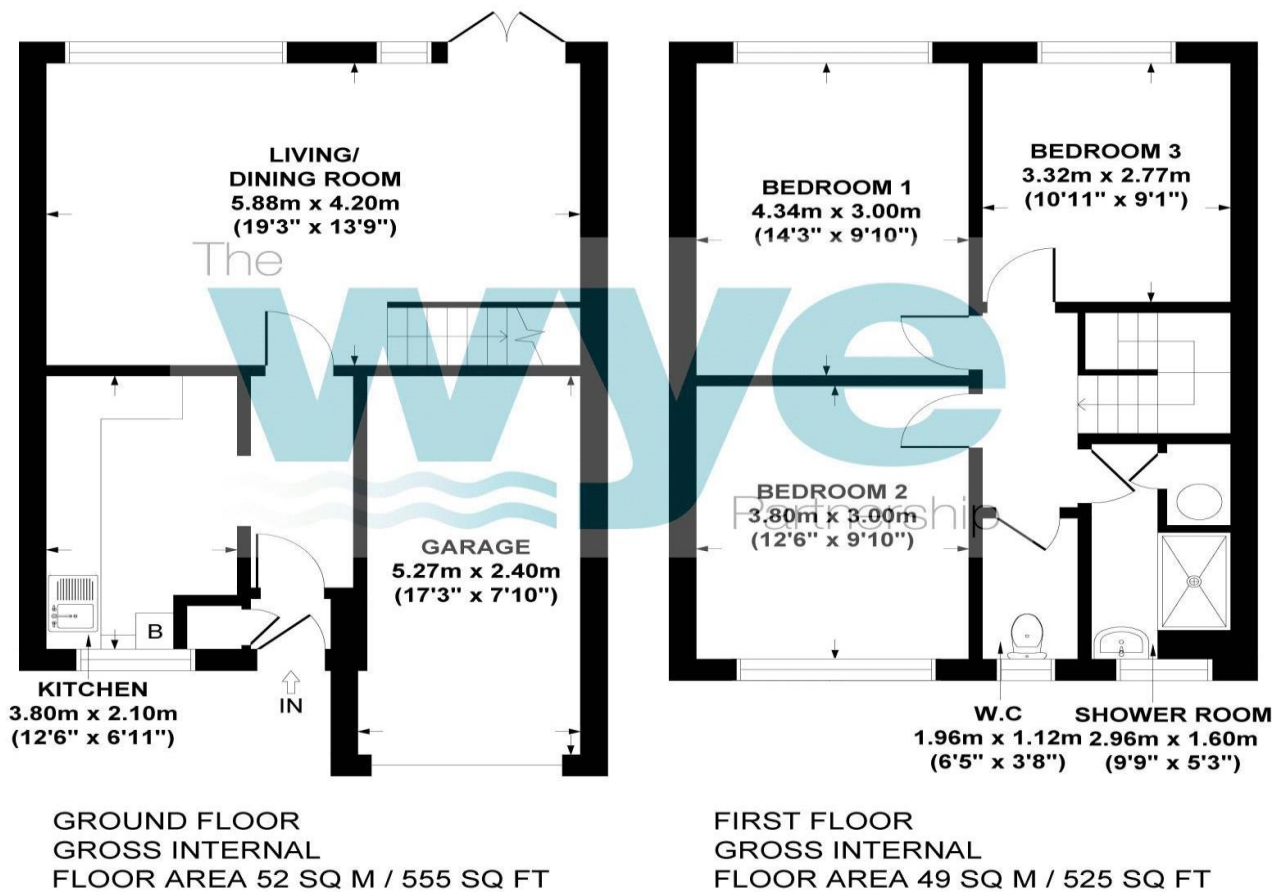
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MORTGAGE

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.





NELSON CLOSE, HIGH WYCOMBE, HP13 7NS
APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1080 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership