



Nightingale Road, Wendover,
Buckinghamshire HP22 6JX

TIM RUSS
& COMPANY



Nightingale Road
Wendover
HP22 6JX

Offering plenty of scope for improvement and renovation, a spacious four bedroom semi-detached house, centrally located and offered with **no onward chain.**

£425,000 Freehold



The Property

Situated in a great location just a short level walk to Wendover High Street, this spacious four bedroom semi-detached property offers a great opportunity for refurbishment. If required, the garage could also be converted into further living accommodation, subject to the necessary consents.

The accommodation comprises: entrance lobby, large sitting room leading through to the dining area, kitchen with a door leading to the garden and a range of units with integrated double oven, gas hob and extractor. To the first floor there are four good sized bedrooms and family bathroom fitted with a white three piece suite.

Please note that whilst the property requires full refurbishment, the boiler was replaced 3 years ago and has been regularly serviced, and the property was rewired in 1997.

For the buy to let investor, fully refurbished, this property would let for approximately £1800 per calendar month.

Outside

To the front of the property there is a driveway leading to the garage and a further area of paving,

providing off street parking. There is side access leading to the enclosed & private rear garden, which is mainly paved for ease of maintenance.

Garage 15'9 x 7'10

With up and over door. Light and power.

Additional Information

Council Tax Band: E / EPC Rating: D

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station at the top of the High Street providing access to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe

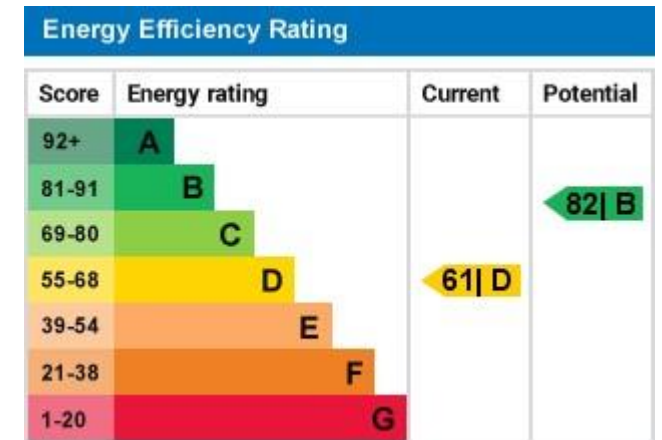
Hill and most sports are available in the Aylesbury Vale.

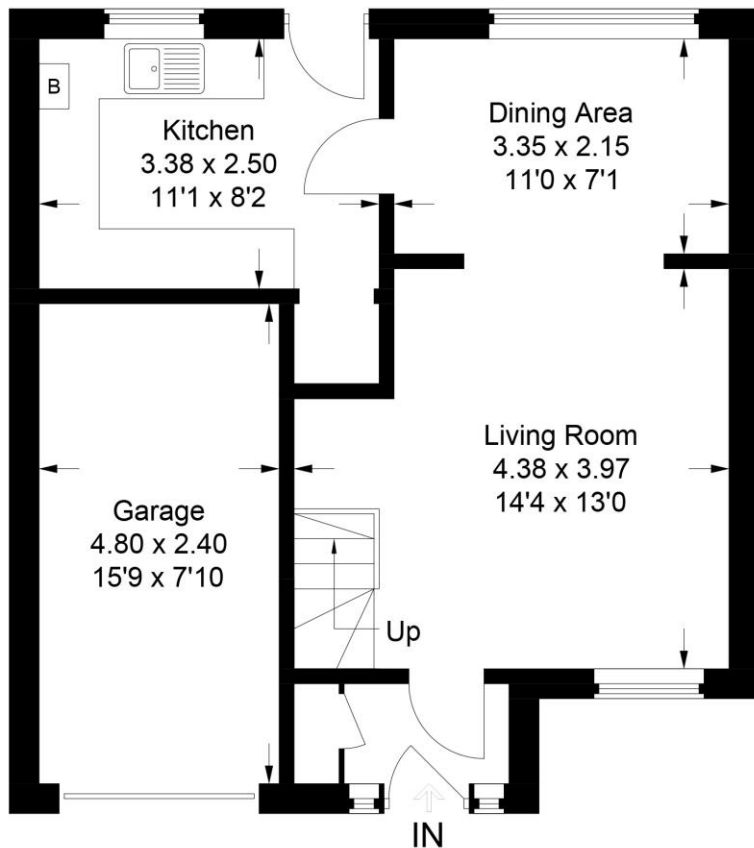
Directions

Proceed down Wendover High Street to the mini roundabout and turn left along Aylesbury Road. After about one third of a mile turn left in to Perry Street and then left into Nightingale Road. The property will be found on the left hand side as indicated by our For Sale board.

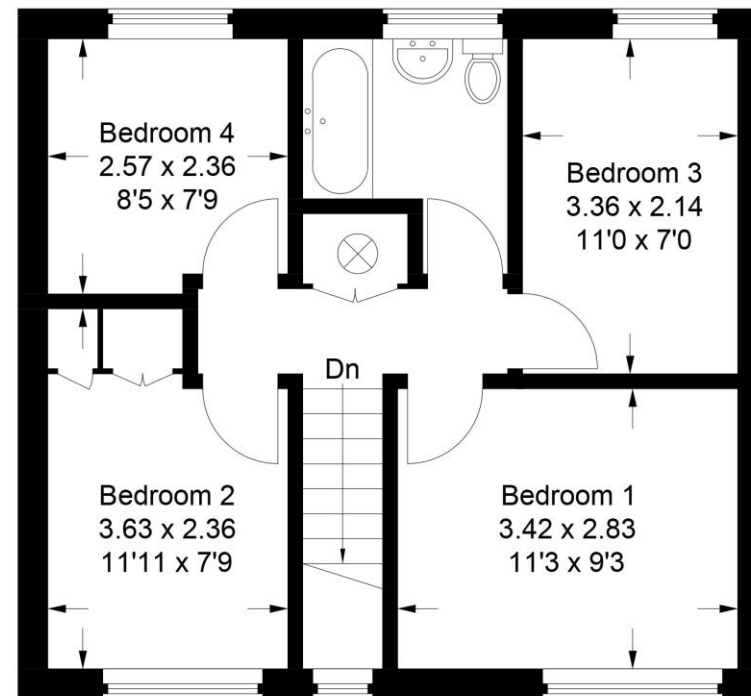
Viewings

Strictly by appointment only.





Ground Floor



First Floor

Nightingale Road

Approximate Gross Internal Area
 Ground Floor = 37.3 sq m / 401 sq ft
 First Floor = 43.0 sq m / 462 sq ft
 Garage = 11.7 sq m / 125 sq ft
 Total = 92.0 sq m / 988 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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