



Terrick Row, Terrick - HP17 0TG  
£340,000





## Terrick Row

### Terrick

- No Onward Chain
- Period Terraced Cottage
- Inglenook Fire in Sitting Room
- Two Bedrooms
- Secluded Rear Garden
- Large Garden Room/Home Office
- Parking For 2 Cars

Terrick is situated at the foot of the Chiltern Hills within the AONB about two miles from Wendover and four miles from Princes Risborough with a bus route nearby linking it with Aylesbury and Prince Risborough. There are many opportunities for recreation close by including Wendover Woods, Coombe Hill and Ellesborough Golf Club. Nearby Wendover is an attractive town with a railway station which is on the Chilterns Railway Line providing commuter services 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 area for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.



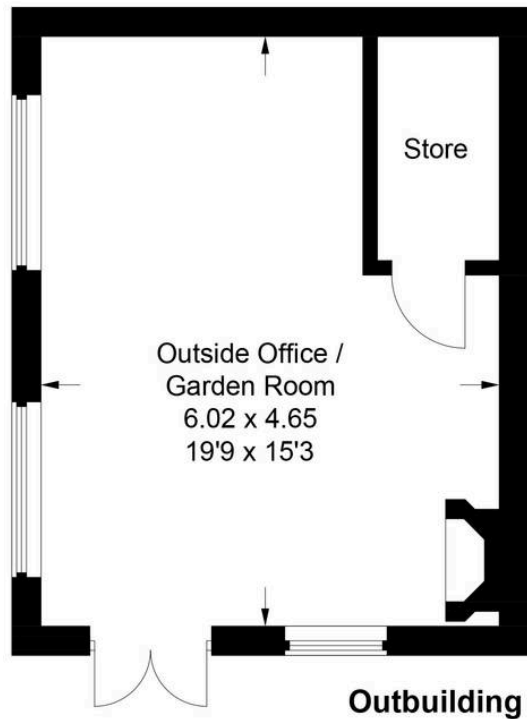
# Terrick Row

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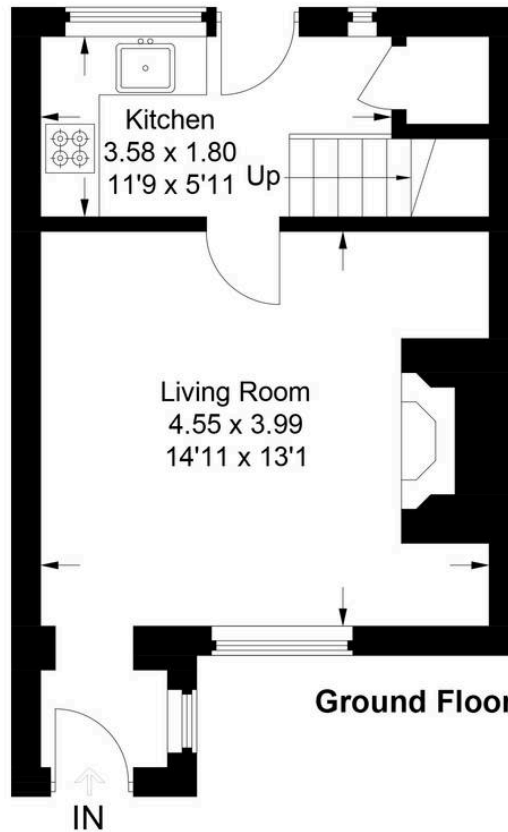
Welcome to this charming 2 bedroom terraced house, offering a unique opportunity to own a period terraced cottage with character and warmth. Situated in a desirable location, this property is a perfect blend of traditional features and modern amenities. As you step inside, you are greeted by a cosy sitting room with a stunning inglenook fire, perfect for relaxing evenings by the fire. The sitting room seamlessly flows into a well-appointed kitchen. The property boasts two bedrooms, offering comfortable and inviting spaces to unwind at the end of the day. One of the highlights of this property is the secluded rear garden, providing a tranquil retreat from the hustle and bustle of every-day life. The garden offers a peaceful oasis to enjoy your morning coffee or host outdoor gatherings with friends and family. In addition to the main residence, a large garden room/home office provides a versatile space that can be adapted to suit your lifestyle. This flexible area offers endless possibilities, whether you need a home office, a hobby room, or a play area for children. The garden room has the benefit of a water supply so has the potential of adding a shower room and toilet. There is also a brick outbuilding which has both light and power and water supply with drainage so the current owner has a washing machine house in the outbuilding. Convenience is key with this property, as it includes parking for 2 cars, ensuring you always have a secure place to park. Furthermore, the property is offered with no onward chain, providing a seamless buying process for prospective homeowners. Overall, this terraced house presents a rare opportunity to own a slice of history with all the comforts of modern living. With its characterful features, peaceful garden, and versatile garden room, this property is ready to welcome its new owners and create memories that will last a lifetime.

Council Tax band: D - EPC Energy Efficiency Rating: C - Tenure: Freehold

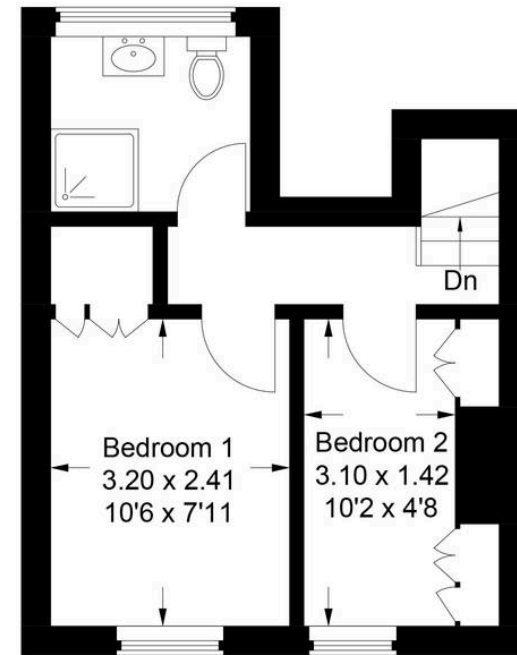




**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

### Terrick Row

Approximate Gross Internal Area  
 Ground Floor = 29.3 sq m / 315 sq ft  
 First Floor = 22.9 sq m / 247 sq ft  
 Outbuilding = 27.8 sq m / 299 sq ft  
 Total = 80.0 sq m / 861 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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# Tim Russ and Company

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.

