



Connells

Rutland Avenue
High Wycombe



Property Description

Situated on the west side of town, this one-bedroom end-terrace house offers an excellent opportunity for first-time buyers or investors alike.

The property opens into a practical kitchen, fitted with a range of wall and base units, an integrated oven and hob, and space for essential white goods, along with the added benefit of a useful storage area. The layout flows seamlessly into the living room, where double doors provide direct access to a private, enclosed rear garden—featuring both a decked seating area and a lawn, ideal for relaxing or entertaining.

Upstairs, the accommodation comprises a well-proportioned bedroom with fitted wardrobes and a bathroom fitted with a bath, WC, and wash basin.

While the property would benefit from some modernisation, it offers excellent potential to create a comfortable and stylish home.

Further benefits include on-street parking and a convenient High Wycombe location, close to local amenities, schools, parks, and transport links.

Living Room / Kitchen

26' 10" max x 9' 10" max (8.18m max x 3.00m max)

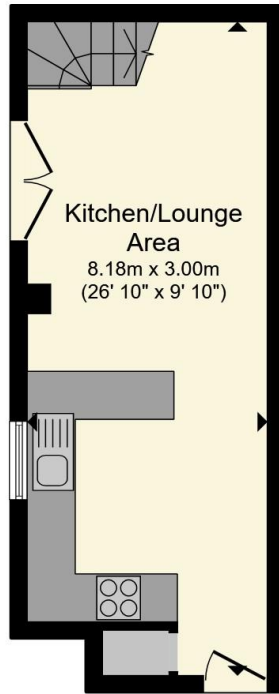
Bedroom

10' max x 10' max (3.05m max x 3.05m max)

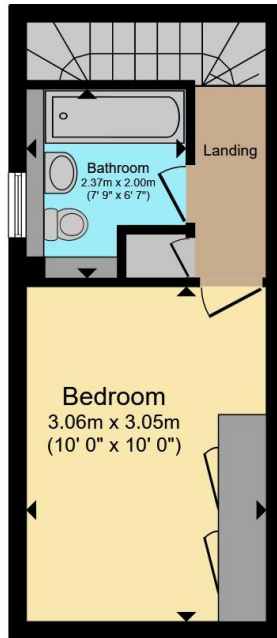
Bathroom

7' 9" max x 6' 7" max (2.36m max x 2.01m max)





Ground Floor



First Floor

Total floor area 46.4 m² (500 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/WYC313555

Tenure: Freehold



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