



Estate Agents
Hurst

10 Gerald's Court, Gerald's Road, High Wycombe, Buckinghamshire, HP13 6BG

£260,000

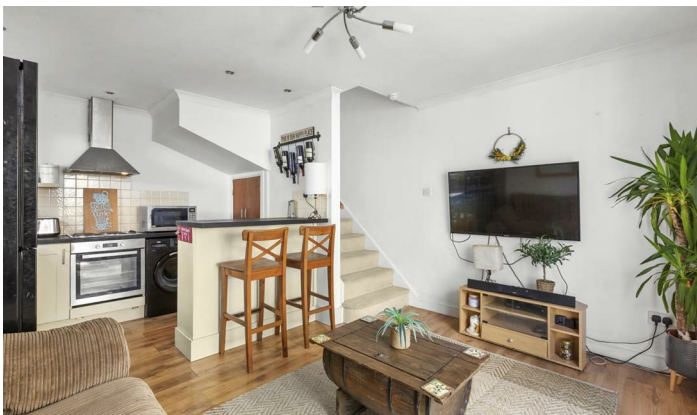
10 Gerald's Court, Gerald's Road, High Wycombe, Buckinghamshire, HP13 6BG

Hurst are delighted to bring to market this rarely available, one bedroom cluster/terrace home, that has been well cared for and improved upon by its current owner and is presented in good condition throughout. This unique one bedroom property is just a short drive or a 15/20 minute walk of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and just a few minutes walk of the Royal Grammar School. Along with a well proportioned layout, this excellent starter home offers a garden area befitting a 2/3 bedroom house, which is enclosed and secluded and truly is a huge plus point of this property. This would be an ideal first time purchase or a buy to let investment with a rough rental income of £1250 expect PCM. The accommodation includes; Front door to Lounge/ open fitted kitchen, which is also provides understairs storage space, to the first floor there is a double bedroom and modern bathroom. The property also benefits from; electric heating, UPVC double glazed, large loft space, allocated parking with lots of space for visitor bays, enclosed South/West facing garden, which is secluded and comes with patio area, and as mentioned before it is just a short drive of the town centre and train station. This really is a wonderful home and an early and internal viewing is highly recommended. There is also no onward chain.



IDEAL FIRST TIME PURCHASE
INTERNAL VIEWING IS ADVISED
NO CHAIN & LOFT SPACE
GOOD BUY TO LET INVESTMENT
ENCLOSED GARDEN
LOTS OF PARKING
FREEHOLD PROPERTY
GOOD ACCESS TO TOWN & TRAIN STATION
SECLUDED FEEL TO PROPERTY & GARDEN
QUIET AND TUCKED AWAY POSITION





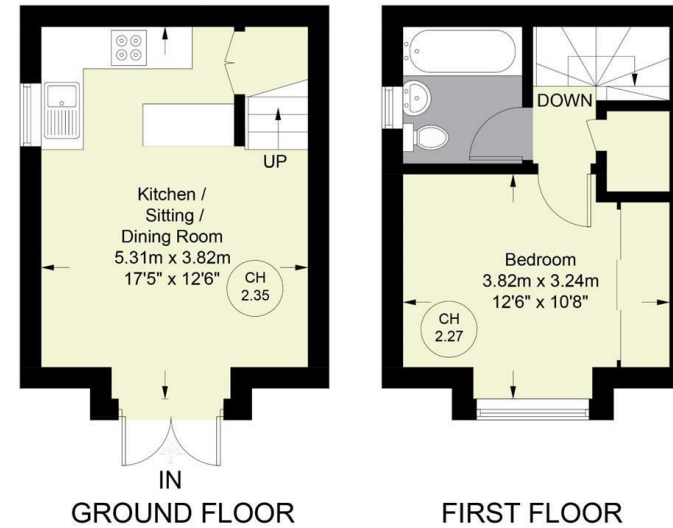


Gerals Court, Gerals Road

Approximate Gross Internal Area
 Ground Floor = 209 sq ft / 19.4 sq m
 First Floor = 207 sq ft / 19.2 sq m
 Total = 416 sq ft / 38.6 sq m



CH 2.35 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk