



47 Upper Green Street, High Wycombe, HP11 2RB

Offers Over £230,000

# 47 Upper Green Street

High Wycombe

- Two-Bedroom Mid-Terrace Property
- Two Reception Rooms
- No Onward Chain
- Close To Local Amenities
- In Need Of Modernisation

Situated on the western fringe of the town centre and within easy walking distance of the High Wycombe town centre which offers a wide range of shopping facilities, leisure and entertainment with fast train links into London Marylebone, Birmingham and Oxford.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



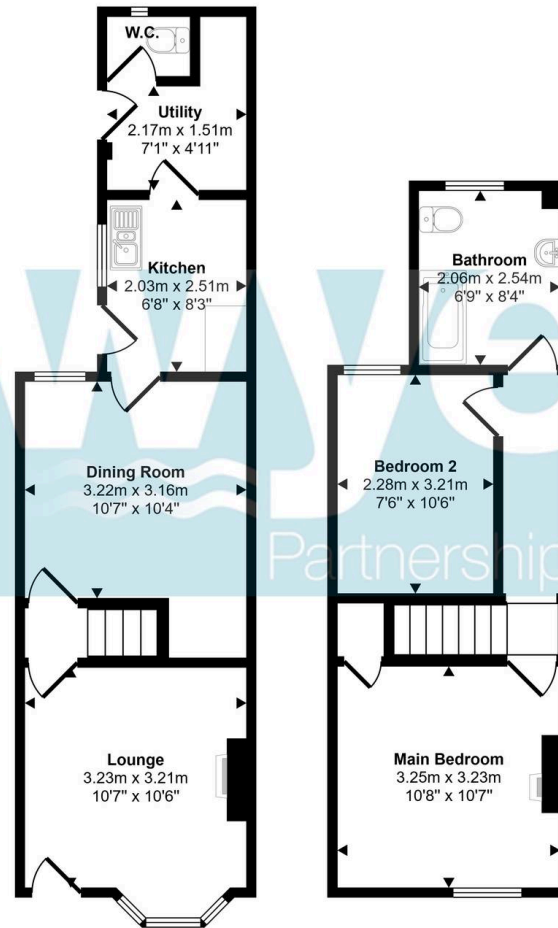
# 47 Upper Green Street

High Wycombe

This two-bedroom mid-terrace property presents an excellent opportunity for buyers seeking a home with potential, positioned conveniently close to local amenities and offered to the market with no onward chain. The interior features two well-proportioned reception rooms, providing versatile spaces suitable for both living and dining arrangements. The kitchen, located towards the rear of the property, serves as a blank canvas for those wishing to create a contemporary space. Upstairs, the property comprises two generous bedrooms. The bathroom is situated on the first floor and would benefit from updating. The overall layout of the house lends itself well to reconfiguration or refurbishment, making it particularly appealing for first-time buyers, investors, or those looking to add value through improvement. The location is highly convenient, with a variety of shops and transport links within easy reach. This property is in need of modernisation, offering the perfect opportunity to create a personalised home in a popular residential area. Whether you are looking to take your first step onto the property ladder, searching for a project, or seeking an investment, this two-bedroom mid-terrace house is not to be missed. Early viewing is highly recommended to fully appreciate the potential and possibilities this home has to offer. The property is offered with vacant possession.



Approx Gross Internal Area  
66 sq m / 708 sq ft



Ground Floor  
Approx 36 sq m / 390 sq ft

First Floor  
Approx 30 sq m / 318 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

