



11 The Galleries, Dovecot Road, High Wycombe, Bucks, HP13 5HR

£325,000

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Built in 2002 is this spacious and well arranged three bedroom, two bathroom townhouse with allocated parking offering approximately 1,018 sq. ft. of accommodation, positioned within a tucked away no through road in the centre of High Wycombe and offered to the market with no onward chain. Set over three floors, the property provides flexible living space that would suit both owner occupiers and investors alike. The ground floor comprises an entrance hallway, a generous double bedroom with built-in storage and a modern en-suite shower room - ideal as a guest suite, home office, or independent living space. To the first floor is a bright and airy reception room with dual aspect windows and direct access onto a private balcony, creating an excellent entertaining or relaxation space. The fitted kitchen sits separately and offers a range of wall and base units with integrated appliances and ample worktop space. The second floor provides two further well-proportioned bedrooms along with a family bathroom fitted with a white suite. Externally, the property benefits from an allocated parking space and enjoys a central yet quiet setting within this established development. The location is a key feature, positioned within easy walking distance of High Wycombe town centre, Eden Shopping Centre, restaurants, leisure facilities, and High Wycombe train station providing direct links into London Marylebone (in less than 30 minutes). An excellent opportunity to acquire a spacious town centre home with versatile accommodation and strong rental appeal.

ADDITIONAL INFORMATION:

- Lease length: 101 years remaining.
- Service charge: Approximately £1,200 P.A.
- Ground rent: £468.75 P.A.



NO ONWARD CHAIN

PRIME TOWN CENTRE LOCATION

SPACIOUS TOWN HOUSE (1,018 SQ.FT)

ALLOCATED PARKING

EN-SUITE SHOWER ROOM

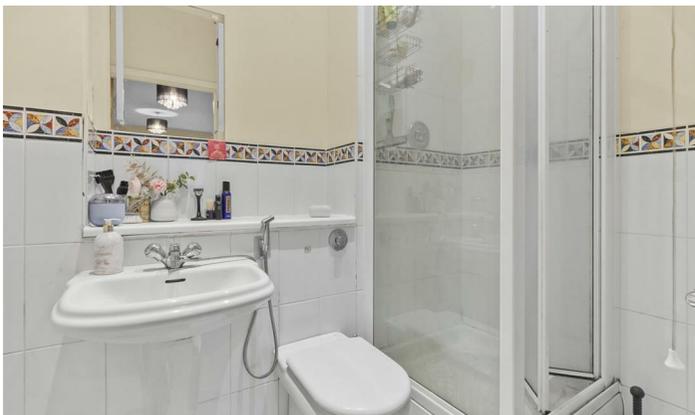
PRIVATE BALCONY OFF LIVING ROOM

CLOSE TO TRAIN STATION

GAS CENTRAL HEATING

DOUBLE GLAZING THROUGHOUT

WALKING DISTANCE TO TRAIN STATION



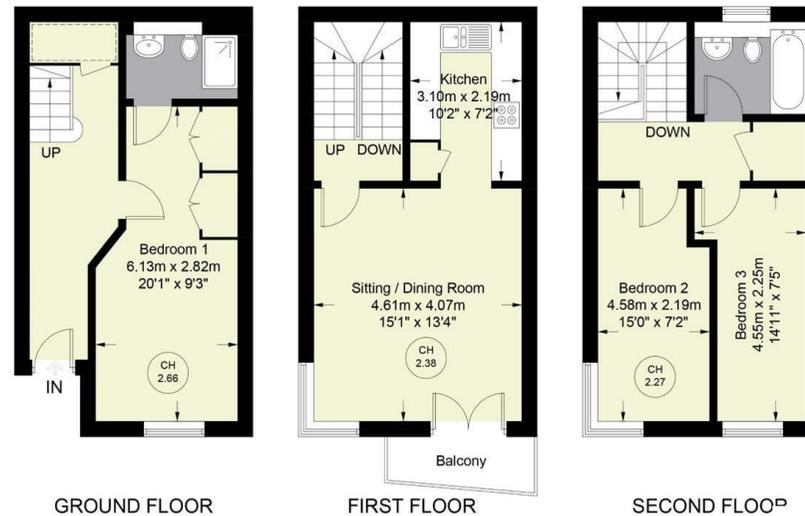


Dovecot Road

Approximate Gross Internal Area
 Ground Floor = 328 sq ft / 30.5 sq m
 First Floor = 346 sq ft / 32.2 sq m
 Second Floor = 344 sq ft / 32.0 sq m
 Total = 1018 sq ft / 94.7 sq m



= Reduced headroom below 1.5m / 5'0"
 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade ©.

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.



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