



Connells

Abercromby Avenue
HIGH WYCOMBE

Abercromby Avenue
HIGH WYCOMBE HP12 3BN

for sale offers in excess of
£300,000



Property Description

Offered to the market with no onward chain, this well-located terraced property on Abercromby Avenue is currently arranged as a four-bedroom HMO, making it an attractive opportunity for investors.

The accommodation begins with an entrance hall, leading to Bedroom Two at the front, featuring a bay window. The hall continues to the staircase and into the reception room, which benefits from built-in storage. To the rear, the fitted kitchen offers a range of wall and base units with an integrated oven and hob, leading through to a utility area with access to the enclosed rear garden. The ground-floor bathroom is well appointed with a bath, separate shower, WC, bidet and wash hand basin.

Upstairs, the first floor comprises two double bedrooms with fitted wardrobes and a further single bedroom to the rear. Additional benefits include on-street parking, a fully enclosed rear garden, and a fully boarded and insulated loft with plastered walls, offering excellent storage potential.

Ideally positioned west of the town centre, the property enjoys easy walking access to a range of local amenities and a flat walk into High Wycombe town centre.

Entrance Hall

Front Reception / Bedroom Two

Reception Room

Kitchen

Utility

Bathroom

Bedroom One

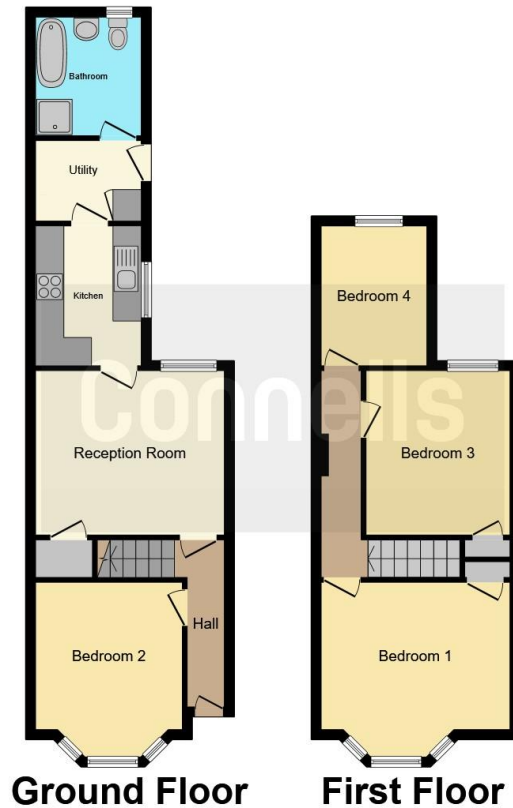
Bedroom Three

Bedroom Four

Loft

Fully boarded and insulated and walls plastered.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: C

view this property online [connells.co.uk/Property/WYC311657](https://www.connells.co.uk/Property/WYC311657)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WYC311657 - 0021