Connells

Newmer Road
High Wycombe

Newmer Road
High Wycombe HP12 4QN

for sale
£575,000

Property Description

This three-bedroom semi-detached home is offered to the market with no onward chain and presents an excellent opportunity for buyers seeking a property with generous living space, ample parking and scope to make their own. Please note that the property is currently being cleared and will be provided with vacant possession upon completion.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a fitted kitchen with a range of wall and base units, and a superb 35ft living/dining room featuring a bay window to the front aspect and doors opening directly onto the rear garden, creating a bright and spacious area ideal for both everyday living and entertaining. Upstairs, there are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, a third single bedroom, a family bathroom and a separate WC.

Externally, the property enjoys a front garden and driveway parking, while gated side access leads to additional parking and a garage located at the rear. The rear garden offers a pleasant outdoor space with a patio area, lawn and mature trees and planting providing an attractive backdrop and a good degree of privacy.

Location

Newmer Road is conveniently situated within the popular Cressex area of High Wycombe, offering easy access to a range of local shops, supermarkets, schools and leisure facilities. High Wycombe town centre is within easy reach, providing an extensive selection of retail, dining and entertainment options, while High Wycombe railway station offers regular services to London Marylebone, making the location ideal for commuters. The property also benefits from excellent road connections via the A404 and M40 motorway.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 140.7 m² (1,514 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
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/WYC313629

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.