



Connells

Rutland Avenue
High Wycombe

Rutland Avenue
High Wycombe HP12 3JQ

for sale offers in excess of
£230,000



Property Description

Situated on the popular west side of High Wycombe, this one-bedroom end-of-terrace house presents an excellent opportunity for first-time buyers and investors alike.

The ground floor comprises a fitted kitchen with a range of wall and base units, integrated oven and hob, space for white goods, and a useful storage area. The kitchen opens into a comfortable living room, creating a practical and sociable layout. Double doors lead directly to the private rear garden, which features a decked seating area and lawn, offering an ideal space for outdoor dining, entertaining, or relaxing.

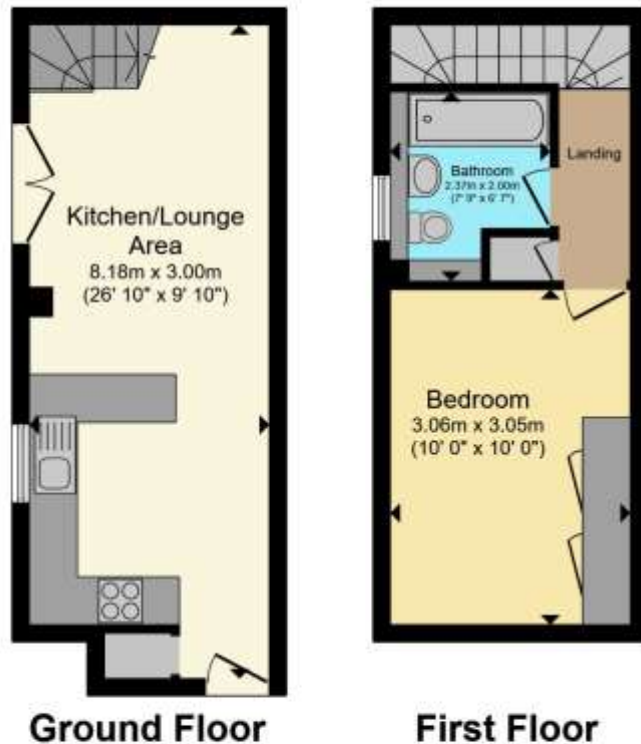
Upstairs, the property benefits from a well-proportioned double bedroom with fitted wardrobes, providing ample storage, and a bathroom fitted with a bath, wash basin, and WC.

While requiring some modernisation, the property offers fantastic scope for improvement and the chance to create a stylish home tailored to individual tastes.

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 46.4 m² (500 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

Connells



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WYC313555



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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