

FREEHOLD



52 VICTORIA STREET, HIGH WYCOMBE, HPI | 2LT

Price Guide

£300,000

FEATURES

- Terraced House
- Open plan lounge/reception
- Kitchen
- West of Town
- Two Bedrooms
- One Bathroom
- Private Rear Garden
- Walking Distance To The Train Station



2 Bedroom House - Terraced located in High Wycombe

RyeView Homes are pleased to present this two-bedroom mid-terrace home situated within a short walk of the town center and train station.

The property in brief boasts: entrance hall, open plan lounge/reception, fitted kitchen leading to the enclosed rear garden, good sized family bathroom and two double bedrooms.

Further benefits include; gas central heating, double glazing and permit parking.

The accommodation in further detail comprises (all dimensions being approximate only):

Lounge / Dining Room

23'43" x 13'19" (7.0m x 3.96m)

A bright and airy open plan lounge/reception providing ample space for seating and dining. The room is well-proportioned, ideal for modern living, and benefits from natural light and comfortable flooring.

Kitchen

9'70" x 7'14" (2.74m x 2.13m)

A fitted kitchen with a range of wall and base units, leading directly to the enclosed rear garden. Designed for practical and contemporary living, it offers space for appliances and work surfaces, perfect for day-to-day use.

Bedroom One

11'41" x 11'17" (3.35m x 3.35m)

A spacious double bedroom offering comfortable accommodation with a window and radiator, ideal for a main bedroom.

Bedroom Two

7'45" x 11'48" (2.13m x 3.35m)

Another double bedroom suitable as a guest room, child's room, or home office, with window and radiator.

Bathroom

7'0" x 9'56" (2.13m x 2.74m)

A good-sized family bathroom fitted with a three-piece suite, including a bath with shower over, WC, and wash hand basin, complemented by tiled surrounds.

Outside

Private Garden

Enclosed rear garden providing a pleasant outdoor space for relaxation and entertaining.

Tenure

Advised by vendor - Freehold

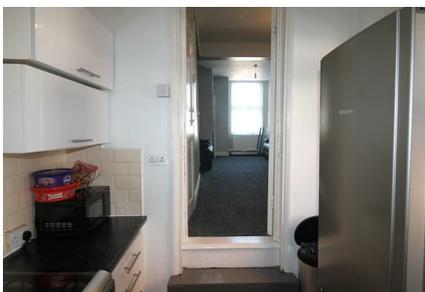
Council Tax Band

B

Viewing

Strictly by appointment only.

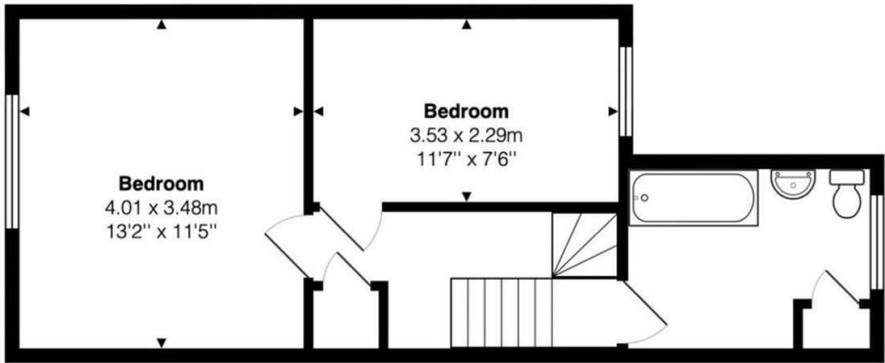
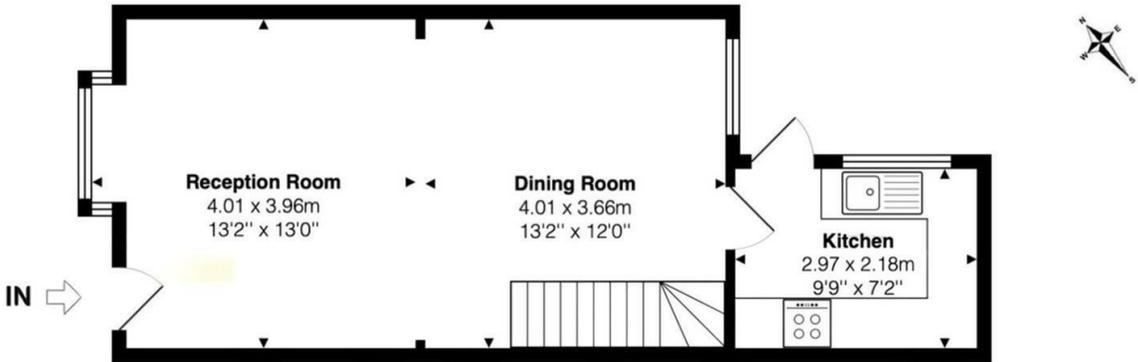
NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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The approximate total area for the elements of the property represented on the floorplan is 72 SqM (776 Sq.Ft)

Victoria Street, High Wycombe, Buckinghamshire, HP11 2LT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

