



HUNT & NASH

Est. 1938

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223 Totteridge Road, High Wycombe Buckinghamshire HP13 7LE

**IN NEED OF RENOVATION: THREE BEDROOMS: SITTING ROOM
KITCHEN: GROUND FLOOR BATHROOM: POPULAR LOCATION
CLOSE TO TOWN CENTRE AND TRAIN STATION
NO ONWARD CHAIN: EPC RATING D**



Description

A older style three bedroom semi detached family home that is now in need of complete redecoration and renovation throughout but offering a wonderful opportunity to create and lovely home in a popular location close to High Wycombe Town centre and train station.

On the ground floor is a sitting room with a bay window, a kitchen/breakfast room and a bathroom. The first floor comprises of three bedrooms and access to the loft.

There is a gas fired boiler for the central heating however is has not been tested and we cannot verify that it is in working order.

Travel time by Rail (from High Wycombe Station) Oxford - 40 mins | London Marylebone 30 mins

Outside

The rear garden appears to be of a good size but is somewhat overgrown and therefore difficult to give an exact measurement to as the boundaries are not clearly visible.

It appears that many of the neighbouring properties have been extended and enlarged so we would encourage any prospective buyers to make their own enquiries with Wycombe District Council in relation to this.

The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. Grammar schools in the area include The Royal Grammar School for boys, Wycombe High School for girls and John Hampden Grammar School for boys.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

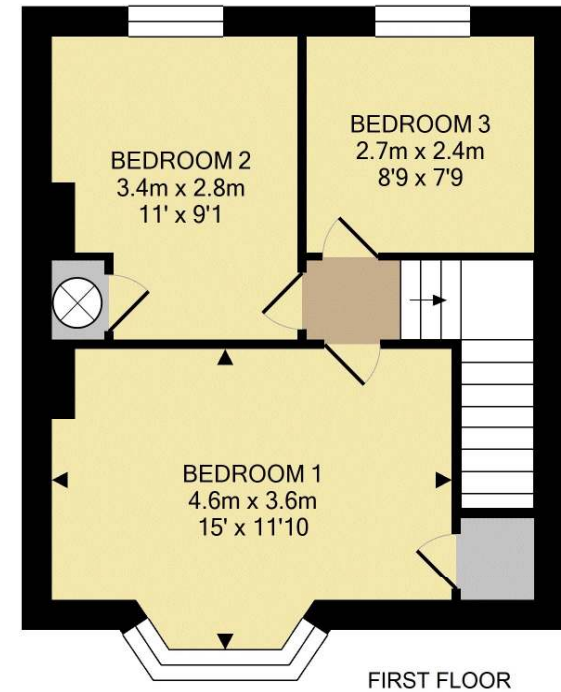
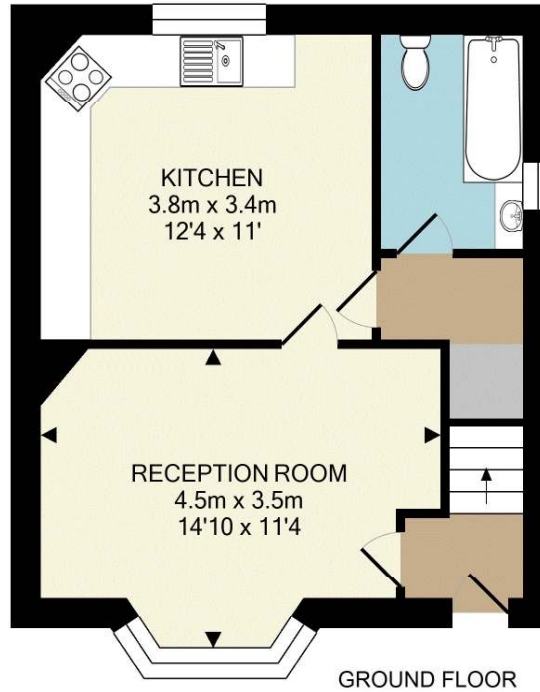
GUIDE PRICE . . . £265,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 73.8 SQ.M. (794 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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