



Bank Street, High Wycombe, Buckinghamshire, HP13 7DT

We are pleased to offer for sale this extended three-bedroom semi-detached house situated in a no through road on the popular East Side of High Wycombe close to junction 3 of the M40.

Covered Porch | Entrance Hall | Good Size Lounge | Separate Dining Room | Modern Refitted Kitchen | Modern Refitted Ground Floor Bathroom | Three Good Size First Floor Bedrooms | Enclosed Rear Garden With Patio Area And Built-In BBQ | Open Plan Front Garden | Double Driveway | Quiet No Through Road | Popular East Side Location | Non Traditional Construction |

We are pleased to offer for sale this extended three-bedroom semi-detached house situated in a no through road on the popular East Side of High Wycombe close to junction 3 of the M40. The property has been much improved by the present owners and has gas central heating to radiators, sealed unit double glazed windows, a modern refitted kitchen, two reception rooms, three first floor bedrooms and a modern refitted family bathroom. Externally, the rear garden is enclosed by panel fencing and has a pleasant patio area with built in BBQ, and to the front a good size double driveway. As an agents note the property is constructed of non-traditional steel frame construction using Dorlonko steel. We hold keys for early viewing.

Price... £350,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	53	65
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Located approximately 1.5 miles east side of High Wycombe town centre and within a stones throw of facilities at Wycombe retail park. Frequent bus services can be found on the doorstep, including a route to Heathrow. High Wycombe centre offers a range of facilities including extensive shopping and 25-minute London trains, M40 junction 3 is a 5-minute drive.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through the first set of major traffic lights and turn left at the next set into Cock Lane. Ascend the hill and take the first turning on the right into Orchard Road then the first turning left in to Bank Street, continue to the near the end where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

Band E

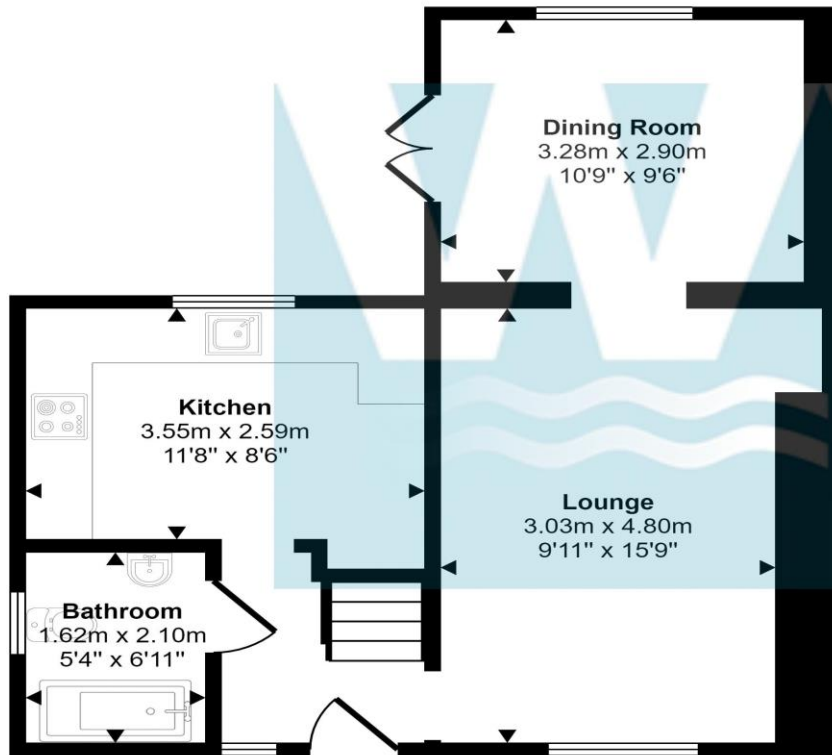
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

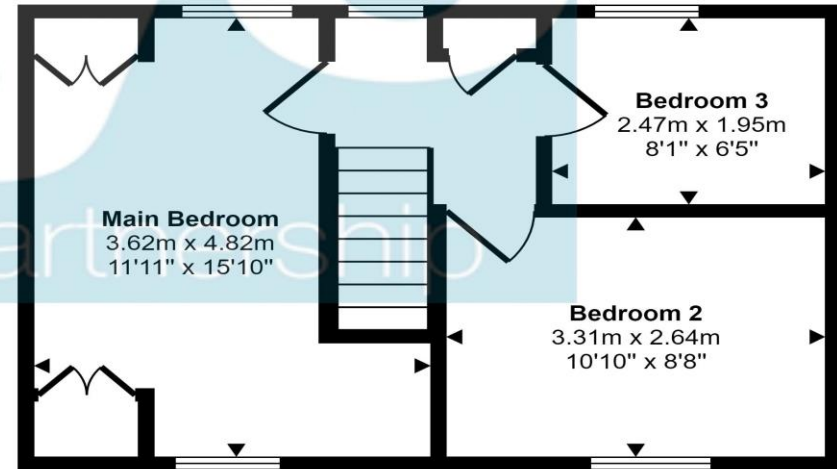


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft



First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership