



Woodside Road, High Wycombe, Buckinghamshire, HP13 7JA

A bay fronted semi detached property in popular location and offered for sale with early vacant possession.

| Bay Fronted Semi Detached | Some General Updating/Modernisation Required | Entrance Hall | Lounge/Dining Room | Kitchen | Rear Lobby with Access to Storage Sheds | Landing | Three Bedrooms | Bathroom | Double Glazing | Gas Central Heating | Large Rear Garden | Off Street Parking to the Rear | Vacant Possession | Good Views to the Front | Viewing Recommended |

Situated in a slightly elevated position and enjoying treetop views to the front, a bay fronted semi detached property which has a large garden and off-street parking at the rear. The property does require general modernisation and updating and is offered with vacant possession. There are three bedrooms and a bathroom on the first floor and a through lounge/dining room and kitchen on the ground floor. There is a brick-built storage shed adjacent to the rear of the property. Vacant possession, viewing recommended.

Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

The property is situated in a residential location and there are a number of small convenience stores close by which cater for day to day needs and there are larger supermarkets and a retail park within easy reach. There is also a junior school within walking distance and a regular bus service runs close by. The main town centre of High Wycombe, which has a multitude of shopping, leisure and hospitality venues and a mainline railway station, with fast trains into Marylebone and Birmingham, is just under 3 miles away from the property. The M40 is also accessible at Junction 3 for London and Junction 4 to go North.

DIRECTIONS

Leave High Wycombe on the A40 London Road and continue over two roundabouts and on reaching the traffic lights at the Wycombe Retail Park, turn left into Micklefield Road. Pass under the railway bridge and over the mini roundabout at the junction with Hicks Farm Rise and then take the fourth turning on the right into Woodside Road. Proceed towards the end of the road and the property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

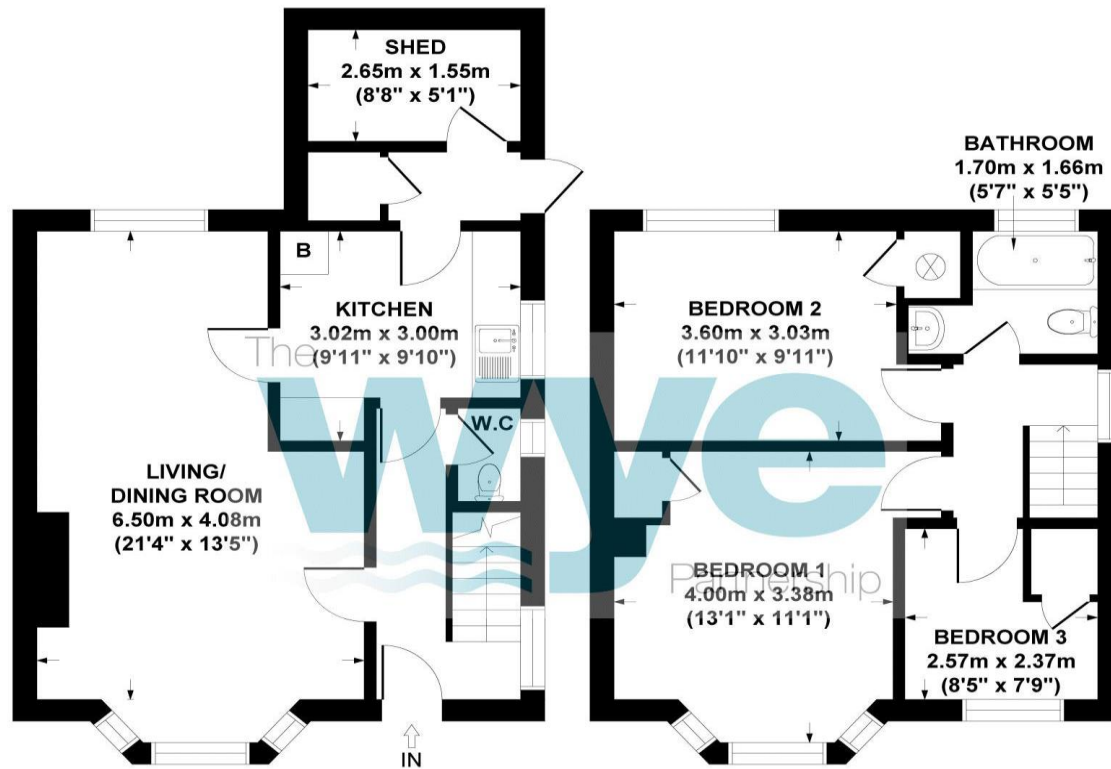
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MORTGAGE

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M / 514 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M / 435 SQ FT

WOODSIDE ROAD, HIGH WYCOMBE , HP13 7JA
APPROX. GROSS INTERNAL FLOOR AREA 88 SQ M / 949 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership