

Peterborough Avenue, High Wycombe, Buckinghamshire, HP13 6DX



*Situated within stones throw of the town centre and train station a character semi-detached family home.*

| Attractive Bay Fronted Semi Detached Home | Some Updating Required | Excellent Central Location Just a Short Walk to the Station | Entrance Hall | Cloakroom | Living Room | Separate Dining Room | Kitchen | Landing | Two First Floor Bedrooms | Bathroom | Boarded Loft Area | Gas Central Heating | Courtyard Garden | Off Street Parking | Viewing Recommended | No Onward Chain |

An attractive bay fronted semi-detached house with several character features yet offers scope for updating. Situated within a short walk of the town centre amenities and train station. Accommodation to the ground floor entrance hall, living room with fireplace, a separate dining room, kitchen with access to cloakroom and the rear garden. To the first-floor landing with access to two bedrooms both with fireplaces. a large white bathroom suite and stairs leading to the second floor and loft which is boarded. To the outside a block paved driveway provides off road parking with the rear garden giving a patio terrace that extends to lawn beyond.

**Price... £350,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(56-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





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### LOCATION

Being just a 'stones throw' from the station and the town centre, the amenities that the town has to offer are all within walking distance. Shopping, travel, leisure and hospitality facilities are all easily accessible.

### DIRECTIONS

From our office in Crendon Street ascend the hill and take the first right after the railway station into Totteridge Road. Continue along and take the first turning on the left into Peterborough Road where number 14 can be found on the right-hand side.

### ADDITIONAL INFORMATION

Agents Note: Please note that the loft area was converted a number of years ago but does not have building regulation approval & cannot be considered as habitable accommodation.

### COUNCIL TAX

Band C

### EPC RATING

E

### MORTGAGE

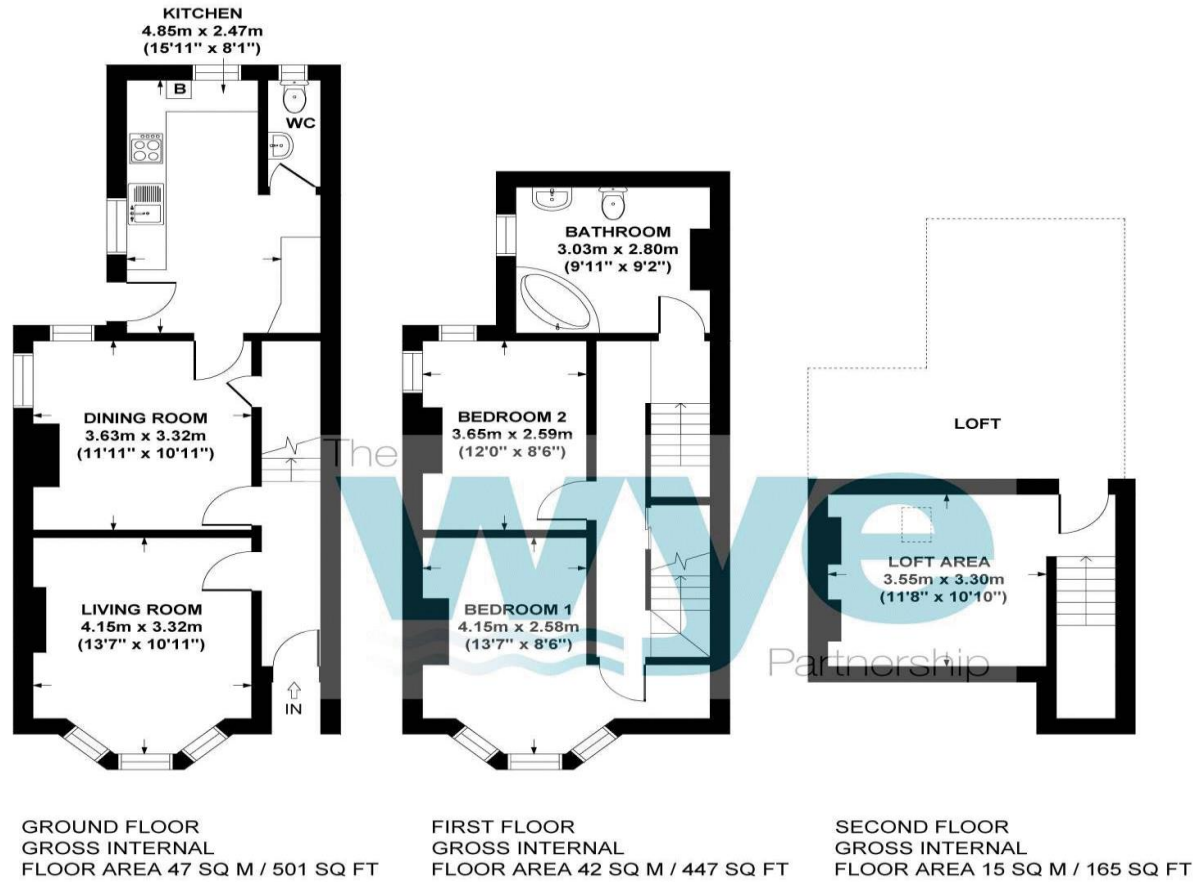
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*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.*

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**PETERBOROUGH AVENUE, HIGH WYCOMBE, HP13 6DX  
 APPROX. GROSS INTERNAL FLOOR AREA 104 SQ M / 1113 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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 wyeres.co.uk

