A photograph of a two-story red brick house with a white bay window on the right side. The house has a chimney on the left and a satellite dish on the wall. A wooden fence runs along the front, and a brick wall with a decorative top is visible on the right. The sky is blue with some clouds.

Gordon Road, High Wycombe, Buckinghamshire, HP13 6EP

A bay fronted Victorian house situated in a popular location within a stones throw of town centre amenities and train station.

| Entrance Hall | Living Room | Kitchen/Dining Room | Landing | Two Double Bedrooms | First Floor Bathroom | Gas Radiator Heating | Part Double Glazing | Off Road Parking At The Rear | Front Garden | No Onward Chain |

A most attractive end of terrace Victorian cottage situated within a short walk of town centre amenities and train station. With accommodation comprising: Entrance hall, double aspect living room, open plan kitchen/dining room, landing, two good size bedrooms, bathroom and gas heating to radiators. To the outside there is a small enclosed garden to the front which is laid to lawn with plants and shrubs. To the rear there is off road parking.

Price... £325,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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	
www.epc4u.com			



LOCATION

Positioned in the heart of the town centre close to the 50 acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 10 minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

DIRECTIONS

Leave High Wycombe on the A40 London Road and upon reaching the first mini roundabout, turn left into Gordon Road. Proceed under the railway bridge and then turn immediately left, then immediately left again into what is also Gordon Road. Proceed for a short distance and number 115 will be found on the right hand side as indicated by a Wye Residential For Sale sign.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

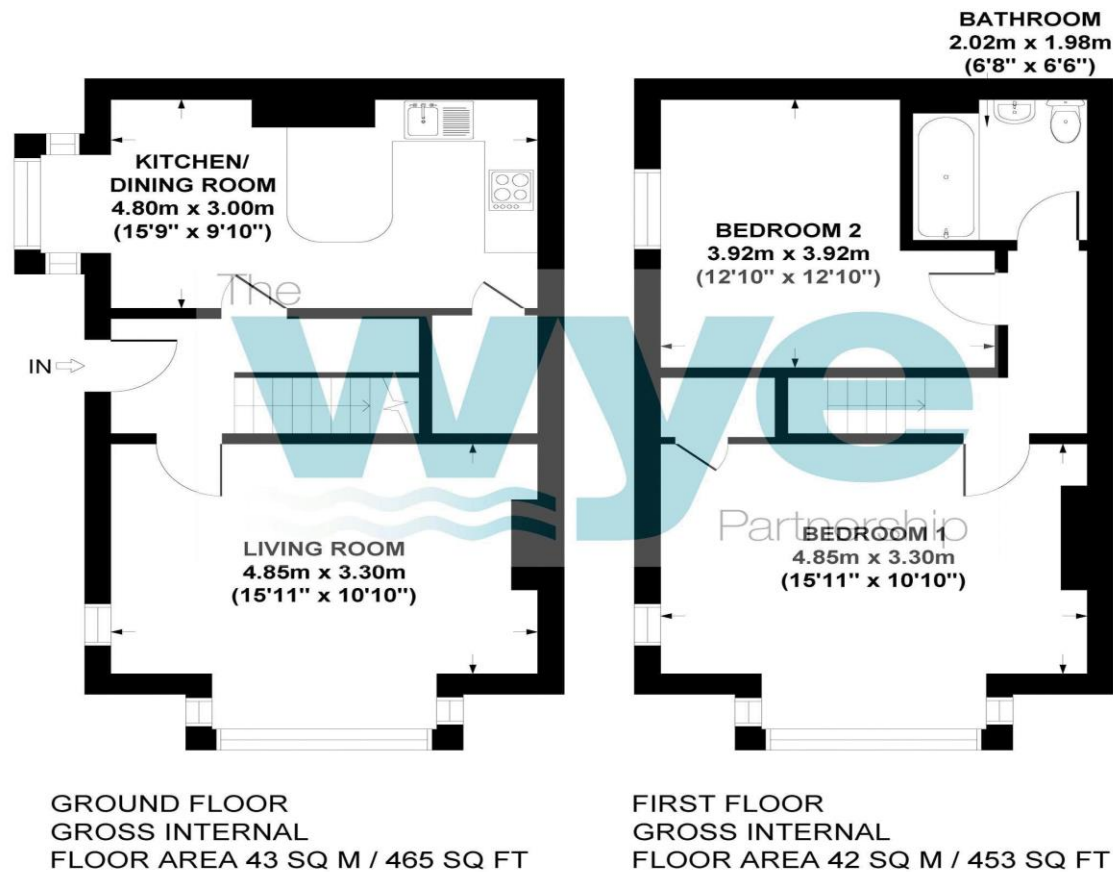
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MORTGAGE

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.





GORDON ROAD, HIGH WYCOMBE, HP13 6EP
APPROX. GROSS INTERNAL FLOOR AREA 85 SQ M / 918 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership