



Plantation Road, High Wycombe, Buckinghamshire, HP13 7HP

An extended three bedroom semi detached house situated on the favoured East Side of High Wycombe town centre.

Entrance Porch | Entrance Hall | Lounge | Dining Room | Family Room | Extended Kitchen | Ground Floor Bathroom | First Floor | First Floor Landing | Three Bedrooms | First Floor Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | In Need Of Some Updating And Improvement | Enclosed Rear Garden | Driveway Parking | Close To Local Shops | Short Walk To Local School | Close To Retail Park And junction 3 Of M40 |

An extended three bedroom semi detached house situated on the favoured East Side of High Wycombe town centre. Although in need of some updating and improvement the property offers good size flexible accommodation, heated via gas central heating to radiators and double-glazed windows. Internally the accommodation offers two reception rooms, extended kitchen and ground floor bathroom as well as three bedrooms and a second family shower room on the first floor. Externally there is an enclosed rear garden and driveway to the front. Early viewing is advised.

Price... £350,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83
(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	
<small>www.EPC4U.com</small>		



LOCATION

The property is within easy walking distance of local convenience stores and local schools. There are larger supermarkets also close by as well as DIY stores and additional food outlets. The town centre is only one and a half miles away and offers a wide variety of shopping, leisure and hospitality venues as well as having a mainline rail link to London Marylebone.

DIRECTIONS

Leave High Wycombe on the A40 London Road, passing over 2 mini roundabouts and on reaching the next major set of traffic lights, turn right into Micklefield Road. Continue over the next mini roundabout and take the second turning right into Plantation Road and number 2 can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

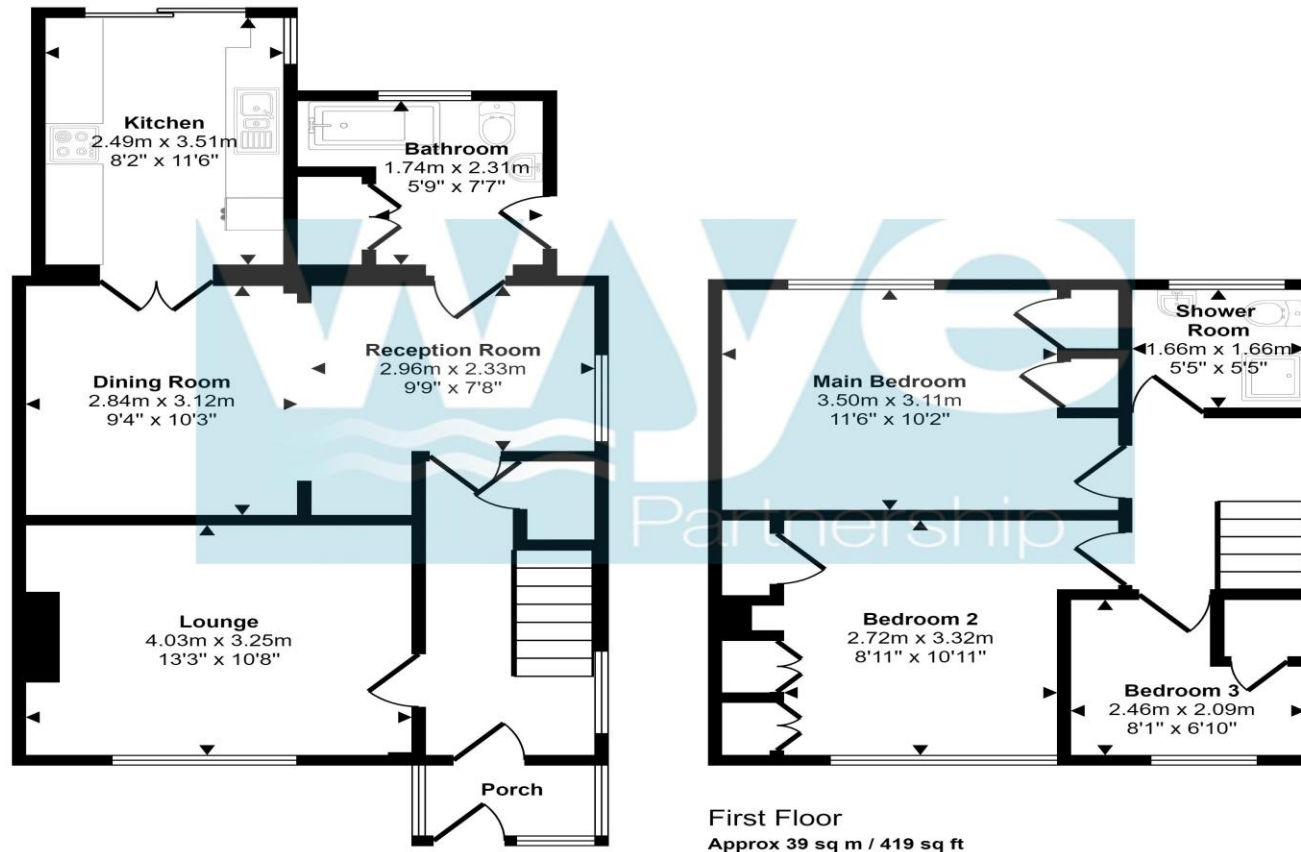
MORTGAGE

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
97 sq m / 1041 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft

First Floor
Approx 39 sq m / 419 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.

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

The **wye** Partnership