



**Keegan White**  
ESTATE AGENTS

114 Hicks Farm Rise | £167,500

## 114 Hicks Farm Rise | High Wycombe | HP13 7SW

- 50% Shared Ownership
- Semi-Detached
- Upgraded Boiler
- Two Reception Rooms
- Off Street Parking
- In Need of Refurbishment

The front door opens into the hallway with window to side aspect, stairs rising to the first floor, understairs storage, and doors through to the living room and kitchen. The living room has window to front aspect and a doorway that leads into the dining room with window to rear aspect. The kitchen has a range of base and eye level storage units, the boiler, window to side aspect, sink and drainer, oven and hob, plumbing for a washing machine, and the back door that leads out to the garden. The first floor has two double bedrooms, a single bedroom, bathroom with panel bath that has an overhead shower, hand basin, and window to rear aspect. Adjacent to this is a separate WC that has a window to side aspect. Externally, there is driveway parking to the front for several vehicles, and side access to the tiered rear garden.

Hicks Farm Rise is a popular residential street located to the east side of High Wycombe. There are a good number of local stores and a petrol station within walking distance, as is the well regarded Highcrest Academy. The Rye and Kingsmead Parks are located on the other side of the London Road, which both have numerous clubs, including cricket, rugby, tennis, bowling, and outdoor swimming & a gym at the Lido. In the town centre there is a wide range of retail, leisure and hospitality venues, including the ever popular Wycombe Swan Theatre. The town is ideally located for commuters, with access to London Marylebone, Oxford, and Birmingham. In addition, for road commuters, Junction 3 of the M40 connects to the M25 within seven miles, with London Heathrow just beyond. Buyer please note: The seller will require six weeks in between exchange of contracts and completion.

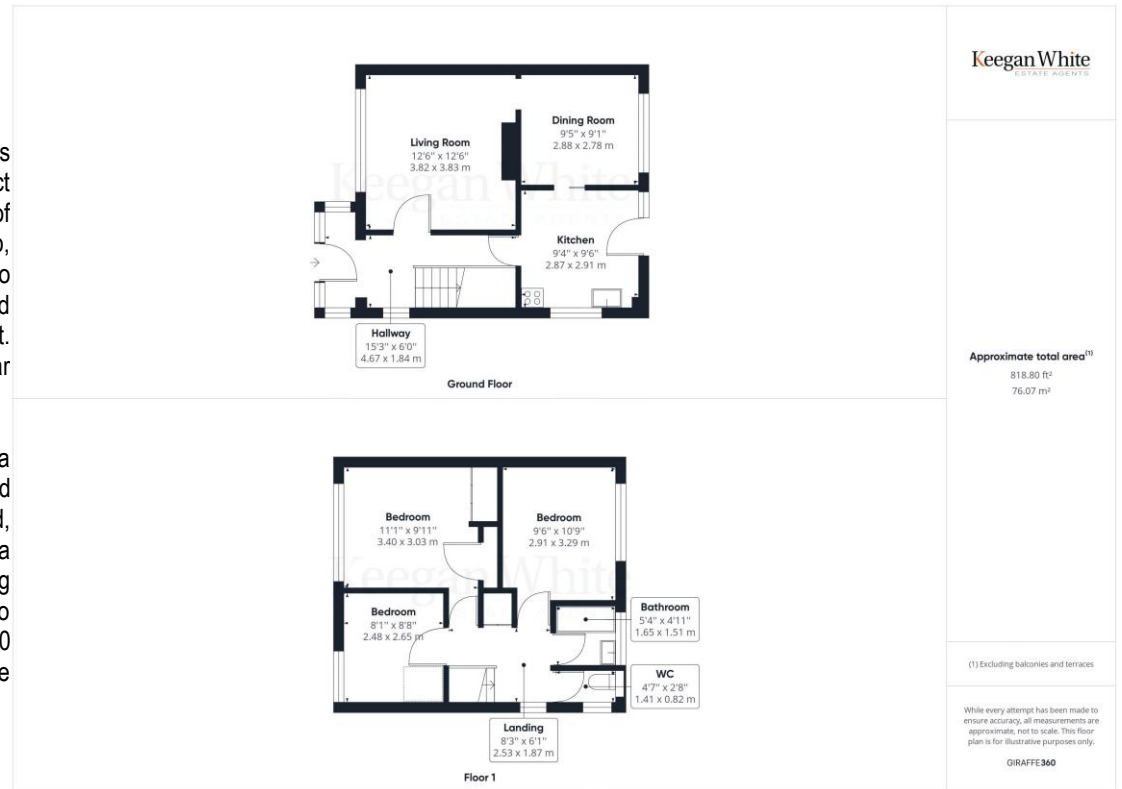
Additional information to be verified by solicitor:-

Energy performance rating: C (59)

Shared Ownership: Minimum of 50% share Leasehold Term Remaining - 74 Years - the lease can be extended by a buyer during the course of the sale progression. The buyer would have to pay the legal fees and the cost (50% thereof) of the lease extension.

Rent: The monthly rent on the 50% unowned share is £354 per month

Administration and insurance costs: £29.45 per month



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33 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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