



2 Bartholomew Tipping Way, Stokenchurch, Buckinghamshire, HP14 3RX - £275,000


A rarely available one bedroom terraced home.

Entrance Hall | Kitchen | Conservatory | First Floor Landing | Large Double Bedroom | Modern Fitted Bathroom | Enclosed Rear Garden | Off Street Parking | Complete Chain |

Offered to the market with well presented accommodation this freehold terraced home is well located with easy access to shops and village amenities. The accommodation comprises entrance hall, living room, kitchen with built in oven, gas hob and hood, conservatory that provides additional living space, first floor landing, large double bedroom, modern fitted bathroom, gas heating to radiators, double glazing, enclosed rear garden and off street parking. The property is offered with a complete chain above.

Price... £275,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

DIRECTIONS

From the centre of the village in Stokenchurch proceed in an easterly direction on the Wycombe Road A40. Take the fourth turning left into George Road then right into Bartholomew Tipping Way where the property can be found on the right hand side.

ADDITIONAL INFORMATION

EPC Rating

C

Council Tax

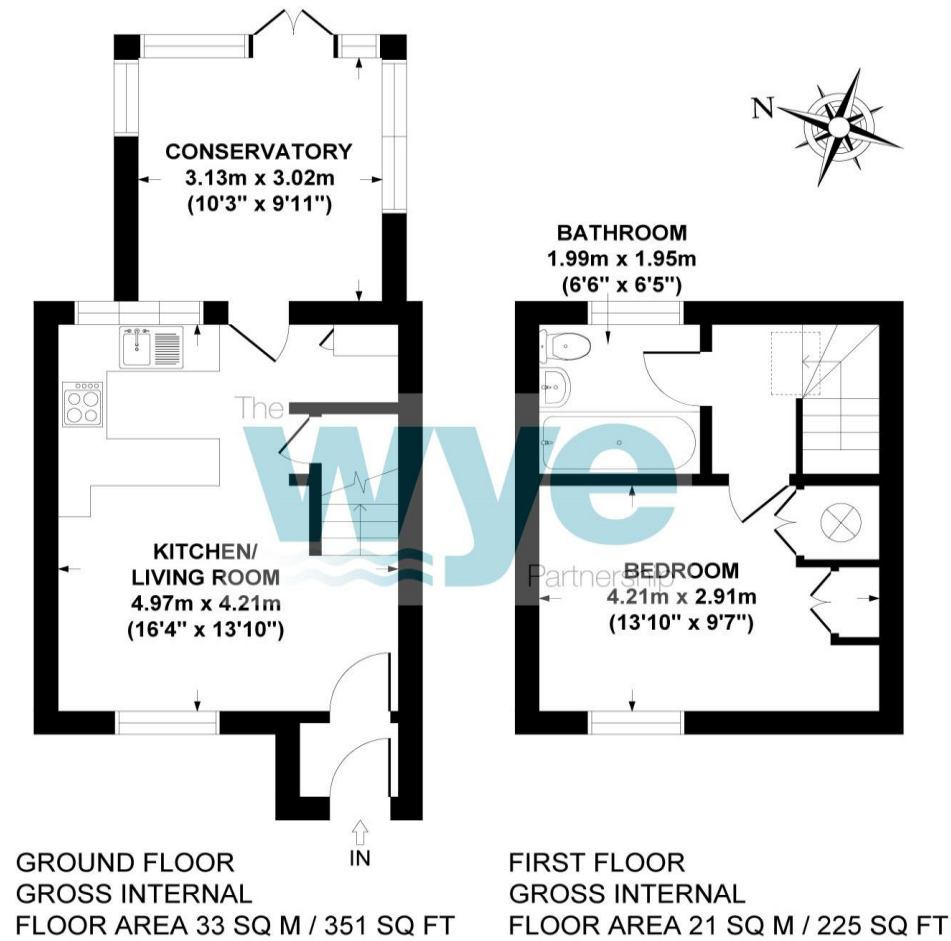
Band C

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.





BARTHOLOMEW TIPPING WAY, STOKENCHURCH, HP14 3RX
APPROX. GROSS INTERNAL FLOOR AREA 54 SQ M / 576 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE