



76 The Row, Lane End, Buckinghamshire, HP14 3JU - £250,000

In need of complete modernisation is this two bedroom cottage located in the popular village of Lane End with no onward chain.

Living Room | Kitchen | Utility Room | Bathroom | First Floor Landing | Two Bedrooms | Loft Area | Rear Garden | In Need Of Updating | No Onward Chain |

Offered to the market with no onward chain is this character two bedroom cottage that is in need of complete modernisation. The property is located in the village of Lane End overlooking one of the village commons and provides easy access to local amenities. The accommodation comprises living room, kitchen, utility room, bathroom, first floor landing, two bedrooms and steps to loft area. Outside the garden has rear access.



Price... £250,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOCATION

Situated in the village of Lane End approximately 5 miles from High Wycombe and 5 miles from Thameside Marlow. The village provides a good range of facilities, local school and buses connect Lane End with High Wycombe, from where there is a 25 minute rail service to London Marylebone as well as direct links to Oxford and Birmingham. Chiltern countryside literally surrounds Lane End, while in contrast, junctions 4 and 5 of the M40 are reached in about ten minutes.

DIRECTIONS

Enter Lane End from the Stokenchurch direction on Finings Road B482. In the village centre before the pond turn left into The Row continue past the next pond and the property can be found on the right hand side before the road bears right.

ADDITIONAL INFORMATION

EPC Rating

E

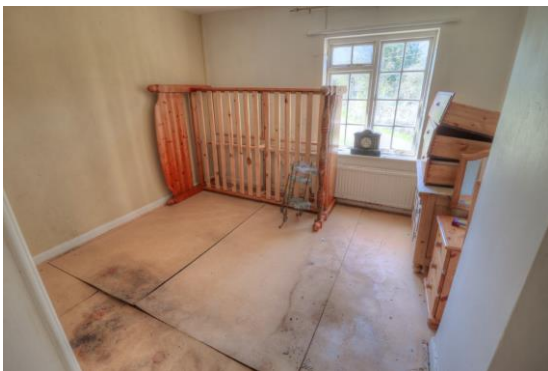
Council Tax

Band 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.



THE ROW, LANE END, HP14 3JU
APPROX. GROSS INTERNAL FLOOR AREA 77 SQ M / 827 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROUND FLOOR GROSS INTERNAL FLOOR AREA 34 SQ M / 366 SQ FT
 FIRST FLOOR GROSS INTERNAL FLOOR AREA 25 SQ M / 269 SQ FT
 SECOND FLOOR GROSS INTERNAL FLOOR AREA 18 SQ M / 192 SQ FT

