



164A New Road, High Wycombe, Buckinghamshire, HP12 4RL - £259,950

A spacious two-bedroom ground floor maisonette with large private garden offering convenient access to M40 at J4.

| Spacious Ground Floor Maisonette | Private Entrance | Large Living Room | Re-fitted Kitchen | Two Good Size Bedrooms | Modern Bathroom | Private Garden | Allocated Parking | Convenient To Local Amenities And M40 J4 Motorway Access | Well Presented Throughout |

A well presented, spacious, ground floor, two-bedroom maisonette with private entrance. The property offers good size living accommodation comprising; entrance hall, large living room, re-fitted kitchen, two double bedrooms, modern family bathroom, gas heating to radiators, double glazing. Externally there is a large enclosed private garden and allocated parking.



Price... £259,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	78
(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

Situated in a residential location, the property has convenience stores close by which cater for most day-to-day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2-miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive.

DIRECTIONS

Leave High Wycombe town centre and ascend Marlow Hill. Continue to the brow of the hill, move across into the right-hand lane and proceed through the set of traffic lights. Take the first exit into Marlow Road, continue to the roundabout and proceed straight over. At the second roundabout turn right into Cressex Road, continue along and turn right at the next roundabout into New Road. Descend the hill where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 86 Years Remaining; Service Charge; £300.00 Per annum; Ground Rent; £10.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

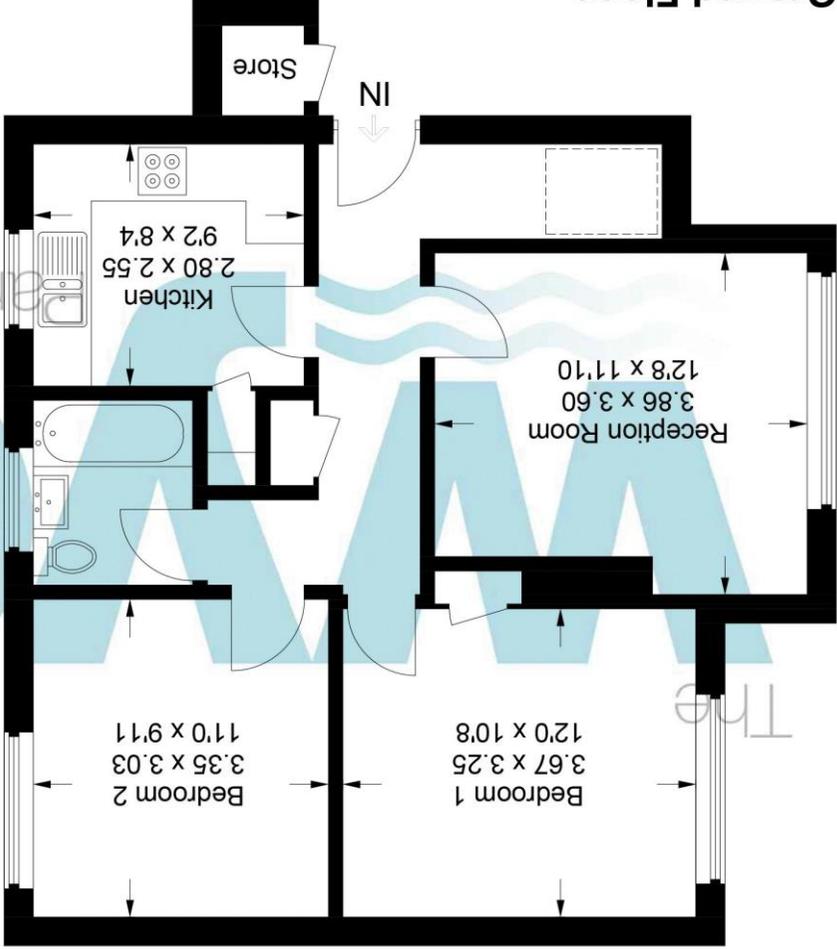
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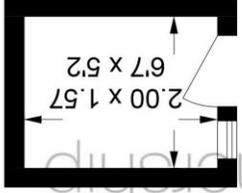


164A New Road

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft
Outbuildings = 4.0 sq m / 43 sq ft
Total = 63.7 sq m / 686 sq ft



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0"

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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