

167 Gordon Road, High Wycombe, Buckinghamshire, HP13 6EP - £329,950




*A well presented two/three bedroom terrace house located a short walk away from the railway station and town centre.*

Front Door | Large Lounge/Dining Room | Fully Fitted Modern Kitchen With Appliances | Modern White Bathroom Suite | Landing | Two Bedrooms | Bedroom Three/Dressing Room | Gas Central Heating To Radiators | Double Glazed Windows, Lovely Enclosed Rear Garden | Driveway Parking | Short Walk To station And Town | No Upper Chain | No Upper Chain | We Hold Keys |

A well presented two/three bedroom terrace house located a short walk away from the railway station and town centre. The property is in good condition throughout, is heated by gas central heating to radiators, has double glazed windows, a modern fully fitted kitchen, modern white bathroom, an attractive enclosed cottage garden and driveway parking to the front. retaining a great deal of the original character of the period we recommended earl viewing of this most attractive town centre property.

**Price... £329,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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>		





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### LOCATION

Situated under .25 miles from the railway station and 0.5 miles from the town centre the property is ideally located for both. High Wycombe town centre itself has a very wide range of shops, restaurants and bars as well as schooling and leisure facilities and the mainline railway station runs trains serving London Marylebone in under half an hour. Junction 4 of the M40 motorway is under 10 minutes drive away. The recreational area known locally as then Rye is a short walk away as are local shops and gym.

### DIRECTIONS

Leave High Wycombe on the A40 London Road and upon reaching the first mini roundabout, turn left into Gordon Road. Proceed under the railway bridge and then turn immediately left, then immediately left again into what is also Gordon Road. Proceed for a short distance and number 169 will be found on the right-hand side as indicated by a Wye Residential for sale sign.

### ADDITIONAL INFORMATION

#### EPC RATING

D

#### COUNCIL TAX

Band C

#### MORTGAGE

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

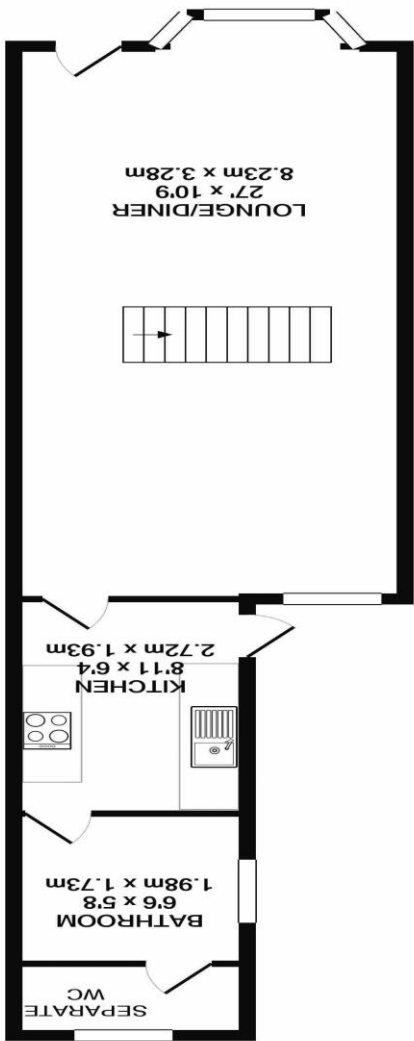
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR



1ST FLOOR

