



Pennyblack, Pond Approach, Holmer Green, Buckinghamshire, HP15 6RH

*A charming, one bedroom, freehold, terrace house, which comes to market with no onward chain and situated in centre of Holmer Green.*

Ideal First Time Buy or Investment Property | Terrace House | One Double Bedroom With Fitted Wardrobe | Living Room And Kitchen | Modern Bathroom Fitted With A Three Piece Bath Suite | Gas Central Heating | Double Glazing | Parking | Central To Village | Modern Throughout | No Onward Chain |

Located in the leafy village of Holmer Green, is this terrace house ideal for a first time buyer or investor, which is decorated and modern throughout. On entering, the lounge is of a good size and has a large window facing the front aspect with the kitchen to the rear, which is fitted with a range of wall and base units, plumbing for a washing machine and views to the rear. Upstairs, off the landing is a double bedroom with built in wardrobes, loft access and a modern bathroom comprising a low level W.C, wash hand basin and bath. Other benefits include gas central heating with a combi-boiler and double glazing throughout. Outside, to the front, is parking for one car. A great opportunity to purchase this fabulous Freehold property. No Onward Chain.

**Price... Offers in Excess of £250,000**

Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lowest running costs	
A (92+)	89
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
www.fpc4u.com	



---

## LOCATION

Superbly located in the heart of this ever popular village.... A short walk to the village parade of shops with convenience store, Pharmacy, coffee shop and more.... Local amenities include a dentist with a doctors surgery in near-by Hazlemere.... The village common and pond are a short walk... Schools in the village have an good reputation and serve children of all ages.... Catchment area for the excellent Grammar Schools.... High Wycombe (3 miles) and Amersham (4 miles) - both providing fast train links to London and Amersham also has the Metropolitan Underground Station.... M40 access points within a 15 minute drive....

## DIRECTIONS

From the Hazlemere branch of The Wye Partnership leave the crossroads along the Holmer Green Road, continue over the mini-roundabout (2nd exit) and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe/Browns Road and continue along and before the village centre the property can be found on the right hand side identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

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.*

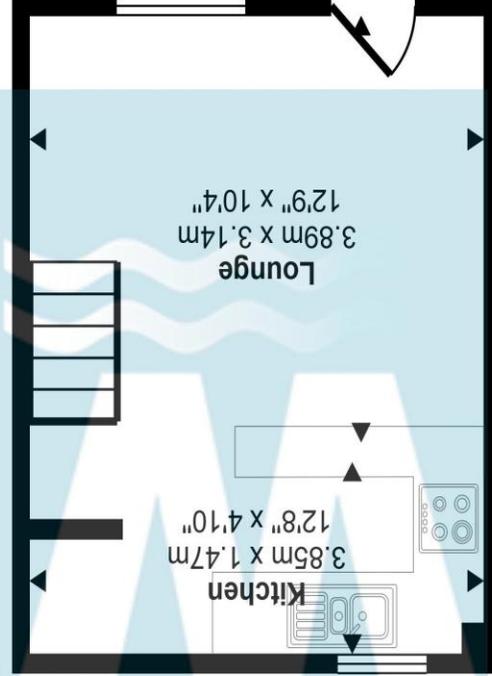
---



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor

Approx 18 sq m / 196 sq ft



First Floor

Approx 18 sq m / 199 sq ft



Approx Gross Internal Area  
37 sq m / 396 sq ft

