



272 Micklefield Road, High Wycombe, HP13 7HT
£235,000

272 Micklefield Road

High Wycombe, High Wycombe

- Spacious and Well Presented First Floor Flat
- Off Street Parking and Private Garden
- Two Good Size Bedrooms and Modern Bathroom
- Large Lounge with Bay Window and Modern Kitchen
- Vacant Possession with No Onward Chain

The property is located in close proximity to local schools and shops which cater for most day to day needs and also close by are a number of larger supermarkets, food outlets, gymnasium and DIY stores. There is a regular bus route into the main town centre of High Wycombe which has a vast array of shops and hospitality venues and a mainline rail link to London Marylebone.

Council Tax band: B

Tenure: Leasehold; 81 Years remaining: Service Charge; £447.58 Per annum: Ground Rent; £10.00 Per annum

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



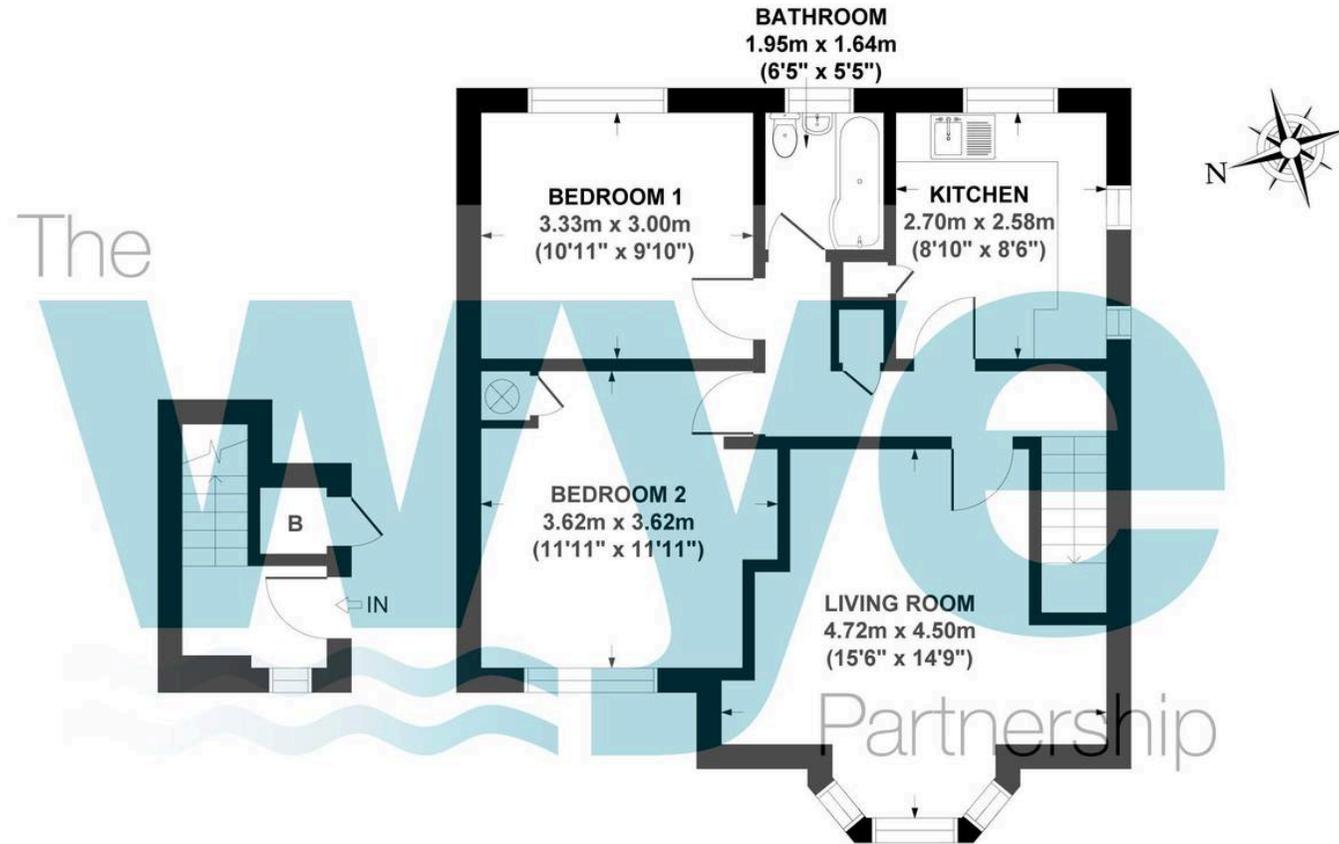
272 Micklefield Road

High Wycombe, High Wycombe

Spacious and well presented first floor apartment offered with vacant possession

Situated on the east side of High Wycombe, we are delighted to offer this spacious and well presented two-bedroom first floor flat which is offered with no onward chain and comes with its own private garden and off-street parking. The property has a large lounge with bay window, a modern kitchen, two good size bedrooms and a bathroom with white suite. In addition it benefits from gas central heating and double glazing. Viewing is recommended.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 4 SQ M / 47 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M / 623 SQ FT

MICKLEFIELD ROAD, HIGH WYCOMBE, HP13 7HT
APPROX. GROSS INTERNAL FLOOR AREA 62 SQ M / 670 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

