



Estate Agents  
**Hurst**

16 Birinus Close, High Wycombe, Buckinghamshire, HP12 3LZ  
Offers In Excess Of £240,000

# 16 Birinus Close, High Wycombe, Buckinghamshire, HP12 3LZ

Hurst are pleased to bring to market this spacious, two bedroom maisonette, that is located in a quiet tucked away cul-de-sac, situated to the West of High Wycombe, providing easy access to junction 4 of the M40 making it perfect for those looking to commute. The property is positioned in the corner of this cul-de-sac in arguably one of the best spots in the road, providing a more secluded garden away from the road and a much nicer outlook than neighbouring properties. This really is a superb ground floor maisonette that would make an excellent first time purchase/first home or a great buy to let investment with a rental return of circa £1350 PCM. The accommodation includes; entrance hall, lounge/dining room, fitted kitchen, two bedrooms and family bathroom. The property also benefits from a long lease with 148 years remaining, modern electric heating (recently installed), double glazing and allocated parking with plenty of visitor spaces and a secluded garden area. The property is located a short walk of local shops and just a short drive of John Lewis as well as Wycombe High and John Hampden Grammar Schools and Ofsted outstanding primary school. West Wycombe village is also within a short drive which provides an array of quaint shops, a butchers and a number of pubs that serve food, as well as miles of countryside walks. An early viewing is highly recommended. LEASEHOLD

#### INFORMATION:

- Lease length: 148 years remaining
- Service Charge: £300 P.A
- Ground Rent: £0
- Council Tax Band: C



**TWO BEDROOM MAISONETTE  
GROUND FLOOR WITH GARDEN AREA  
ALLOCATED PARKING & VISITOR BAYS  
MODERN ELECTRIC HEATING  
IDEAL FIRST TIME PURCHASE  
SPACIOUS LOUNGE/SITTING ROOM  
IDEAL BUY TO LET INVESTMENT  
LONG LEASE WITH 148 YEARS REMAINING  
NO GROUND RENT AND LOW SERVICE CHARGE  
INTERNAL VIEWING ADVISED**





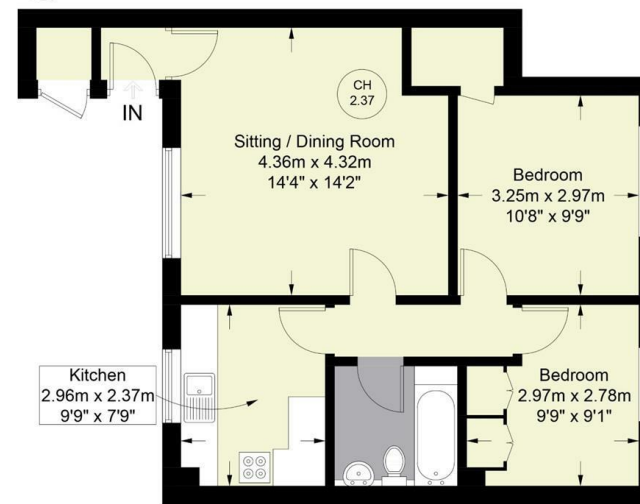


### Birinus Close

Approximate Gross Internal Area  
 Ground Floor = 584 sq ft / 54.3 sq m  
 External Store = 10 sq ft / 0.9 sq m  
 Total = 594 sq ft / 55.2 sq m



CH  
 2.37 = Ceiling Height



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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