



Estate Agents
Hurst

26 Nicholas Gardens, High Wycombe, Buckinghamshire, HP13 6JQ
Asking Price £325,000

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Bought to market is this two double bedroom semi-detached house with NO ONWARD CHAIN. The property is located in a quiet and tucked away location in a sought after cul-de-sac within walking distance of High Wycombe town centre and train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises; sitting room, fitted kitchen and dining area with access to the rear garden, two double bedrooms, and family bathroom. The property further benefits; gas central heating, uPVC double glazing, garage and driveway parking for two cars, and ample on-street parking. An internal viewing is advised.



**SEMI DETACHED HOUSE
CUL-DE-SAC LOCATION
TWO DOUBLE BEDROOMS
NO ONWARD CHAIN
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
GARAGE**

**IDEAL PURCHASE FOR FIRST TIME BUYERS &
INVESTORS ALIKE**

**DRIVEWAY PARKING FOR TWO CARS
INTERNAL VIEWING ADVISED**







Nicholas Gardens

Approximate Gross Internal Area
 Ground Floor = 326 sq ft / 30.3 sq m
 First Floor = 311 sq ft / 28.9 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 775 sq ft / 72.0 sq m



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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