

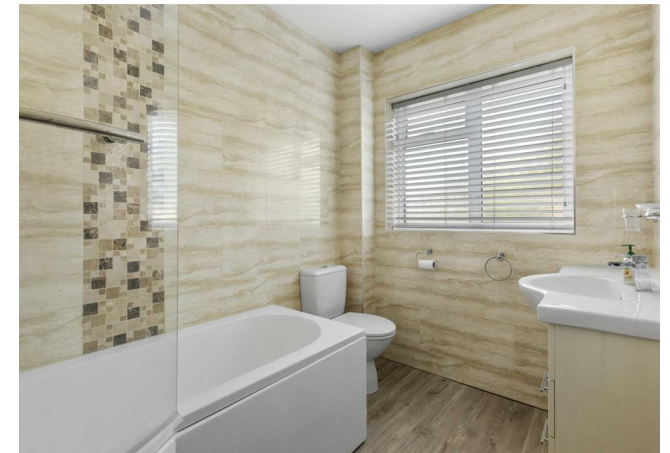


163 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UQ

Hurst are pleased to bring to market this extremely spacious, two-bedroom maisonette that offers two double bedrooms and generously sized accommodation throughout. This well proportioned property is certainly a great first time purchase and undoubtedly one of its best features is the large and enclosed rear garden that is bigger than what you'd expect for most house. This property couldn't offer a better location in our opinion, it is positioned at the end of a quiet cul-de-sac, that sides onto Tom Burts Hill, offering miles of Countryside walks on your doorstep and a short walk of the town centre and train station. The accommodation includes; entrance hall porch with doors leading to garden & front door, entrance hall, large lounge, fitted kitchen, two double bedrooms and family bathroom. The property further benefits from; gas central heating, double glazing, storage shed, new and extended lease on completion of 179 years remaining and no ground rent. There is also a detached garage with parking for one vehicle. This superb maisonette would make an excellent first time purchase or buy to let investment with a rental figure of circa £1500 PCM likely to be achieved. The other bonus with this property is that it comes with no onward chain.

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

TWO BEDROOM GROUND FLOOR MAISONETTE
GARAGE & PARKING
LARGE ENCLOSED REAR GARDEN
NEW LEASE ON COMPLETION OF 179 YEARS
NO GROUND RENT
GAS CENTRAL HEATING & DOUBLE GLAZED
QUIET CUL-DE-SAC LOCATION
SIDING PARKLAND
EASY ACCESS TO M40 & TRAIN STATION
NO ONWARD CHAIN

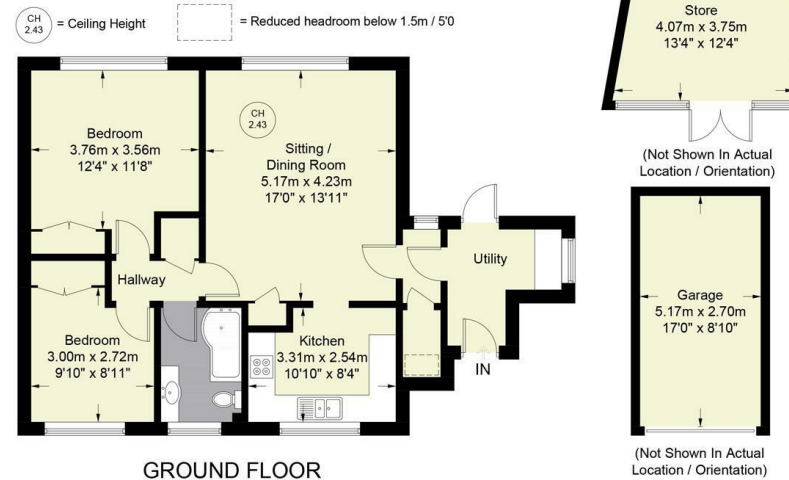






Carver Hill Road

Approximate Gross Internal Area = 786 sq ft / 73 sq m
 Garage / Store = 273 sq ft / 25.4 sq m
 Total = 1059 sq ft / 98.4 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.

Hursts Estate Agents

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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