Hurst Estate Agents

7 Shrubbery Close, High Wycombe, Bucks, HP13 6FZ

Offers In Excess Of £350,000

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Hurst are pleased to offer to the market this two bedroom, terrace home that is located just a 10 minute walk of High Wycombe's town centre and train station and is offered in good condition throughout. This property would make an ideal first time purchase or for those looking to upsize from an apartment, it's proximity to the train stations also makes it a perfect home for those looking to commute to London, it would also be a good investment purchase for those looking for a buy to let opportunity with a rough rental income of circa £1450 PCM. The accommodation includes; entrance hall, sitting room with understairs store cupboard, modern fitted kitchen/dining room with French doors opening to a South facing rear garden, two double bedrooms and family bathroom. The property further benefits from UPVC double glazing, gas central heating, driveway parking with various visitor bays available, an enclosed rear garden that provides seclusion, small lawn area and a good size patio area. . An internal viewing is highly recommended and this property is also offered to the market with no onward chain.

TWO BEDROOM TERRACE HOME

NO ONWARD CHAIN

IDEAL FIRST TIME PURCHASE

SHORT WALK OF THE TRAIN STATION

QUIET CUL-DE-SAC OFF AMERSHAM HILL

GAS CENTRAL HEATING

DOUBLE GLAZING

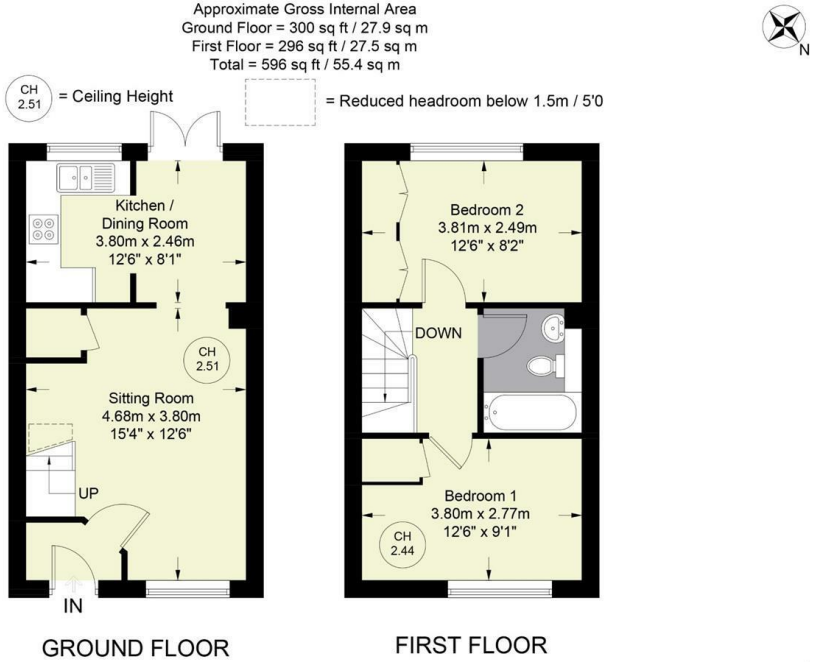
DRIVEWAY PARKING WITH VISITOR BAYS

INTERNAL VIEWING ADVISED

GOOD BUY TO LET INVESTMENT

Shrubbery Close

Approximate Gross Internal Area
Ground Floor = 300 sq ft / 27.9 sq m
First Floor = 296 sq ft / 27.5 sq m
Total = 596 sq ft / 55.4 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.

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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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