



12 Gibbs Close

High Wycombe

- An Extended Well Presented Split Level Two Bedroom Freehold House
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen, Refitted Bathroom And Ground Floor Cloakroom
- Corner Plot Gardens With South Facing Aspect
- End Terrace House With Off Road Parking For Two Cars
- Popular Area Walking Distance Of Town Centre
- Must Be Seen Internally

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day-to-day needs. The station in the town centre offers quick access into London Marylebone, Oxford and Birmingham and the M40 is easily accessible at Junction 4.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

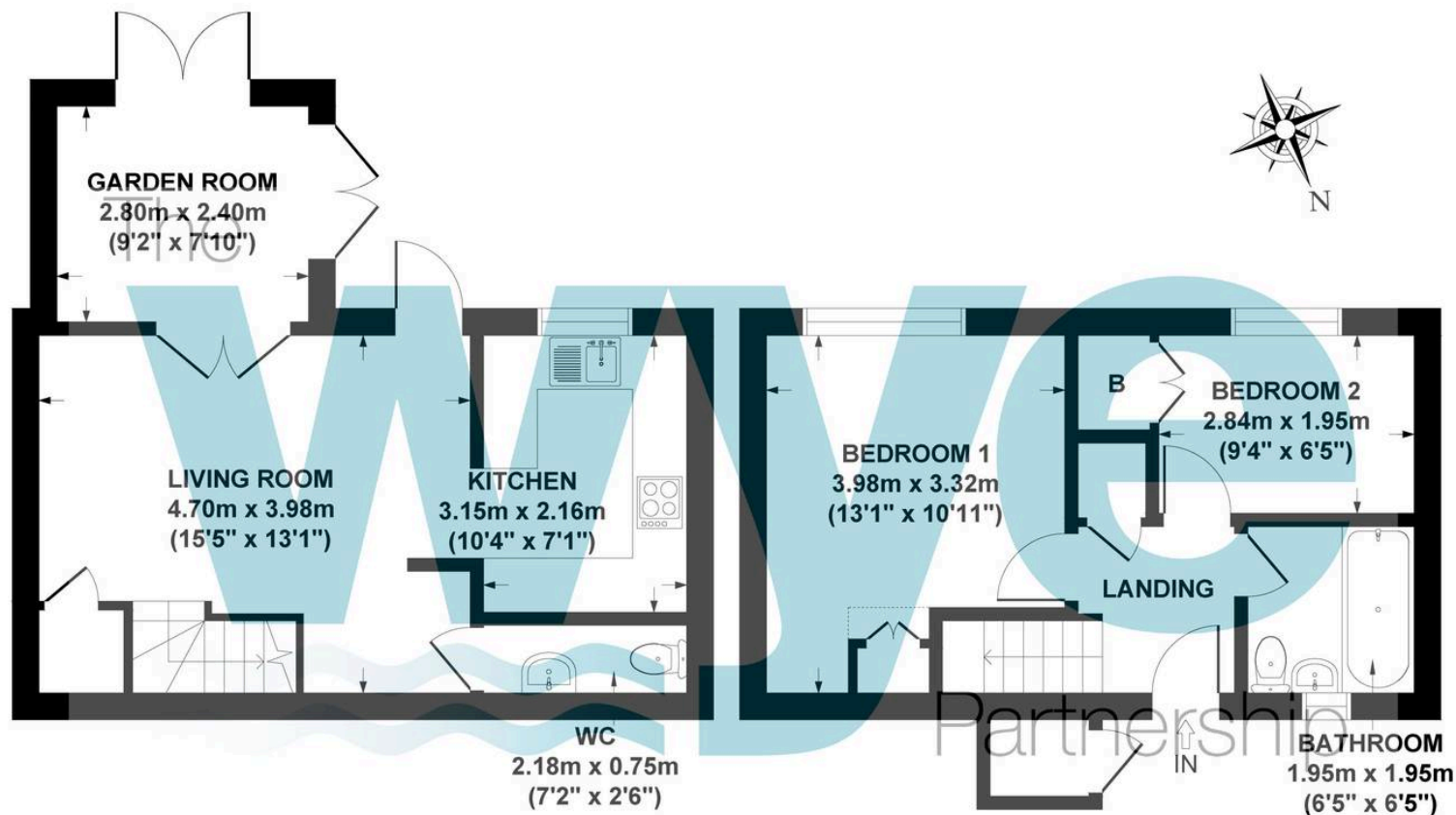


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This extended, well presented split level two bedroom freehold house offers a superb opportunity for buyers seeking a stylish and comfortable home in a popular area within walking distance of the town centre. The property features gas central heating to radiators and double glazed windows. The open plan modern fitted kitchen is ideal for those who enjoy cooking and entertaining, while the refitted bathroom and convenient ground floor cloakroom add to the home's appeal. As an end terrace house situated on a south facing corner plot, the property benefits from added privacy and a spacious feel. Off road parking is provided for two cars. Internally, the home is presented in excellent condition and must be seen to be fully appreciated. This property combines contemporary living with practical features, making it an excellent choice for professionals, couples or small families looking for a move-in ready home in a sought after location. Early viewing is highly recommended to avoid disappointment.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 36 SQ M / 386 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 309 SQ FT

GIBBS CLOSE, HIGH WYCOMBE, HP13 5YB
APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 695 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

