

wye Partnership

51 Wyatt Close, High Wycombe, HP13 5YX

£330,000

51 Wyatt Close

High Wycombe

- Modern Terraced Home in a Popular, Sought After Location
- Entrance Hall, Lounge and Fitted Kitchen/Dining Room with Patio Doors to Garden
- Two First Floor Bedrooms and Modern Bathroom
- Gas Central Heating and Double Glazing
- Enclosed Rear Gardens, Allocated Parking to the Front & Off Street Parking to the Rear
- Exceptionally Convenient Location for Town Centre
- Vacant Possession - No Onward Chain

Being situated just a short walk from the town centre enjoying all the facilities the town has to offer which includes a mainline rail link to London Marylebone and a bus terminus giving access to a variety of locations. There are multiple supermarkets all close by as well as leisure and hospitality venues. Whilst very accessible to the town there is also access to acres of countryside just a short drive away.

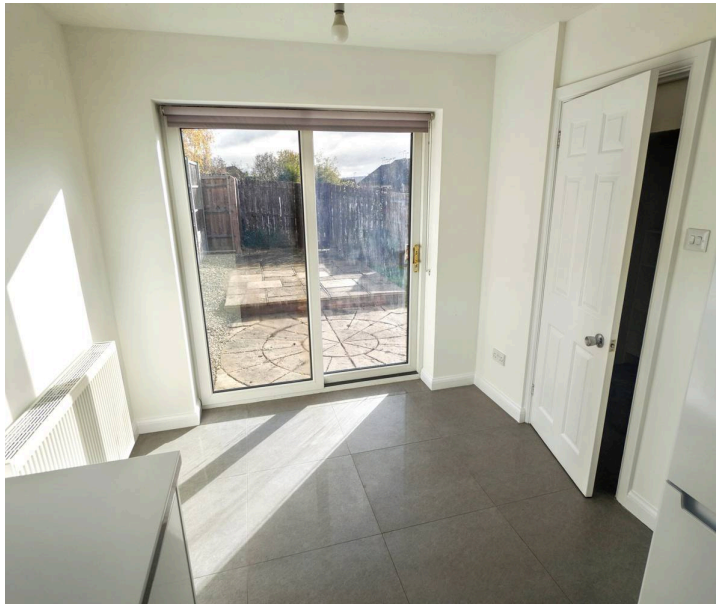
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







51 Wyatt Close

High Wycombe

This modern two bedroom terraced house is situated in a highly sought after and convenient location, offering easy access to the town centre and a range of local amenities. The property is presented with vacant possession and no onward chain, making it an ideal choice for first time buyers or investors. Upon entering, the entrance hall leads to a spacious lounge. The fitted kitchen/dining room provides ample space and features patio doors to the garden. Upstairs, there are two well proportioned bedrooms along with a stylish and contemporary bathroom. The home benefits from gas central heating and double glazing throughout. Additional features include allocated parking space to the front and additional off street parking to the rear of the property, providing convenience for residents. With its modern interior, practical layout and prime location, this property represents an excellent opportunity to secure a home in a desirable area. Early viewing is highly recommended to fully appreciate all that this attractive terraced house has to offer.







Approx Gross Internal Area
61 sq m / 653 sq ft



Ground Floor
Approx 31 sq m / 334 sq ft

First Floor
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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.