

wye Partnership

36b Roberts Road, High Wycombe, HP13 6XA

£225,000

36b Roberts Road

High Wycombe

- Character Ground Floor Apartment with Private Garden
- Abundance of Character Features Including Fireplaces and Stripped Doors
- Double Bedroom with Bay Window & Fireplace
- Lounge with Exposed Brick Fireplace and Original Alcove Cabinet
- Fitted Kitchen and Modern Bathroom
- Double Glazed Sash Windows, Gas Central Heating
- Private Enclosed Rear Garden, Off Street Parking and Garage
- Close to Town - Viewing Strongly Recommended

The property is situated just a short walk from the town centre and the railway station providing excellent access to London and the North. The town centre offers a vast array of shopping facilities, leisure and hospitality venues and a choice of several supermarkets. Hughenden Park & Manor are also within easy reach and offer a tranquil retreat enjoying acres of parkland.

Council Tax band: A

Tenure: Leasehold; 147 Years remaining: We are advised that there are no Service or Ground Rent charges.

EPC Energy Efficiency Rating: D







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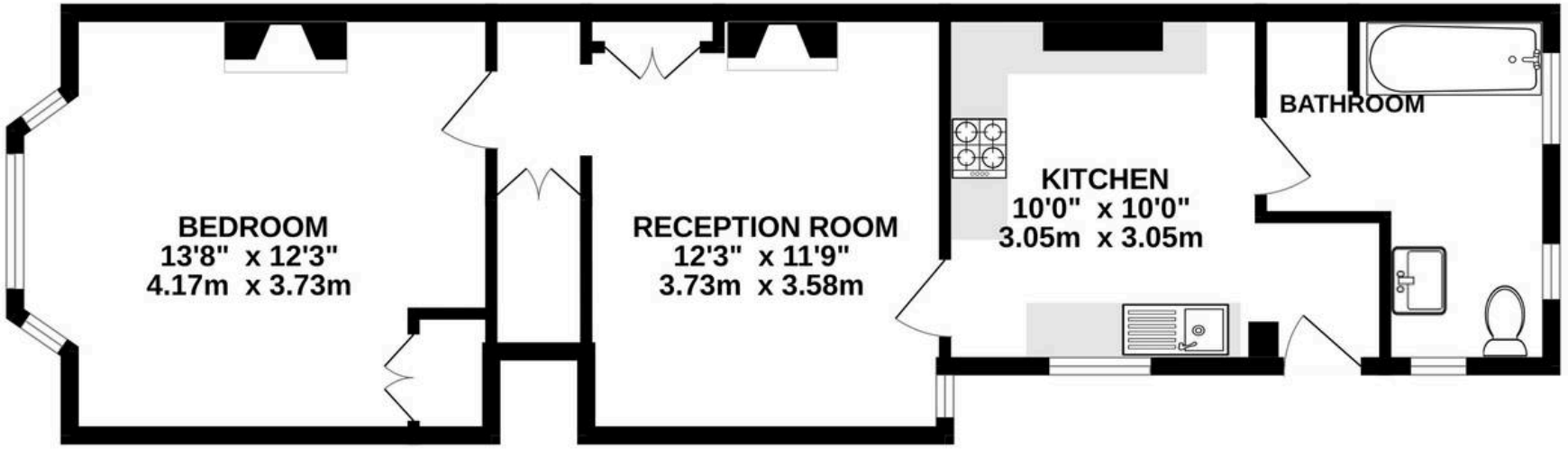
This characterful one bedroom ground floor apartment offers a blend of period features and modern comforts, conveniently situated close to the town. The accommodation is well presented and retains a wealth of original details, including fireplaces, stripped doors and double glazed sash windows, creating a welcoming home with distinctive appeal. The lounge provides an inviting space to relax, with an exposed brick fireplace forming a focal point and an original alcove cabinet adding further character. The double bedroom is enhanced by a bay window and fireplace, offering a comfortable retreat with period charm. A fitted kitchen provides a practical space as does the spacious modern bathroom. Gas central heating complements the double glazing, helping to ensure comfort throughout. The ground floor position adds to the appeal, and the apartment also benefits from off street parking, a garage, and a private enclosed garden. Its location close to town places local amenities within convenient reach, making this an attractive choice for buyers seeking a home that combines character with everyday practicality. With its individual features, well arranged accommodation and convenient setting, this property deserves to be seen. Viewing is strongly recommended to appreciate the charm and character on offer.







GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 544sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

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