Hurst Estate Agents

149 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EU

£300,000

149 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EU

An extremely well presented two DOUBLE bedroom, ground floor maisonette with a LARGE ENCLOSED REAR GARDEN offered to the market in immaculate condition throughout. The accommodation comprises; entrance hall, large lounge/diner with bay window, spacious modern fitted kitchen, two DOUBLE bedrooms (with built in storage cupboards) and modern family bathroom. The property further benefits; large enclosed landscaped rear garden with decking BBQ area, brick built storage shed, large front garden (potential to convert into driveway parking), gas central heating and UPVC double glazing.

COUNCIL TAX BAND: B

LEASEHOLD INFORMATION:

LEASE: ORIGINAL LEASE OF 125 YEARS WITH 120 YEARS REMAINING.

GROUND RENT: £10 PER ANNUM. THIS IS RENEWED IN LINE WITH INFLATION.

SERVICE CHARGE: £337.47 PER ANNUM. THIS IS REVIEWED IN LINE WITH INFLATION.

IMMACULATE CONDITION

EXTENDED LEASE (120 YEARS REMAINING)

LARGE LANDSCAPED PRIVATE REAR GARDEN

GROUND FLOOR

LARGE FRONT GARDEN

TWO DOUBLE BEDROOMS

MODERN FAMILY BATHROOM

MODERN FITTED KITCHEN

BRICK BUILT STORAGE SHED

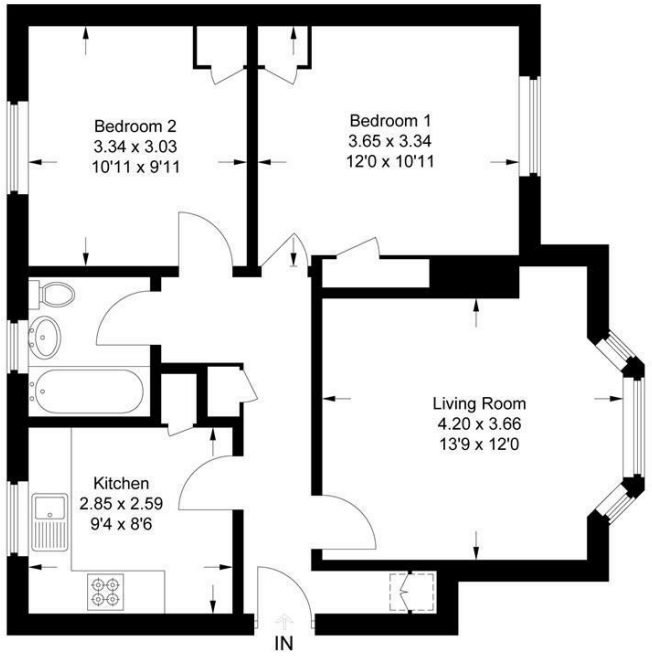
GAS CENTRAL HEATING

RYAN
OWEN

TIME 2 WINE DOWN

Approximate Gross Internal Area
60.3 sq m / 649 sq ft

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Hurst

Estate Agents Hurst

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk