



**JNP**

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**For Sale**

**56 Arnison Avenue, High Wycombe, Buckinghamshire, HP13 6DB**

**Asking price £450,000 *Freehold***



A a three/four bedroom, semi-detached, family home located to the northeast of High Wycombe town centre.

- Three/Four Bedroom Semi-Detached Property
- Modern Family Bathroom
- Two Reception Rooms
- Driveway Parking
- Located within a short drive to High Wycombe
- Loft Room
- EPC: D





This is a three/four bedroom, semi-detached, family home located to the northeast of High Wycombe town centre. This property comprises; an entrance hallway, a spacious living room, a large dining room, a kitchen with storage, one primary double bedroom, one further double bedroom, one single bedroom, a modern family bathroom, an upstairs cloakroom and a loft room. The property further benefits from a garage, driveway parking for multiple cars and a good-sized rear garden. The property's location is within a short drive to the High Wycombe town centre which provides an array of local shops, bars and restaurants and is also within a short drive to the High Wycombe train station which provides easy routes into London via the main train line. This is an ideal family home. An internal inspection is highly recommended to fully appreciate.

**Directions**

Head out of High Wycombe town centre in a northern direction along the A404 (Amersham Hill). Continue along this road for a considerable way and take the right onto Arnison Avenue at the traffic lights. Continue on Arnison Avenue and the property will be located to your left. You will have reached your destination.

**Freehold Notes**

The property offers a potential rental income of £1600.00-1700.00 PCM. Council Tax band D. EPC band D.

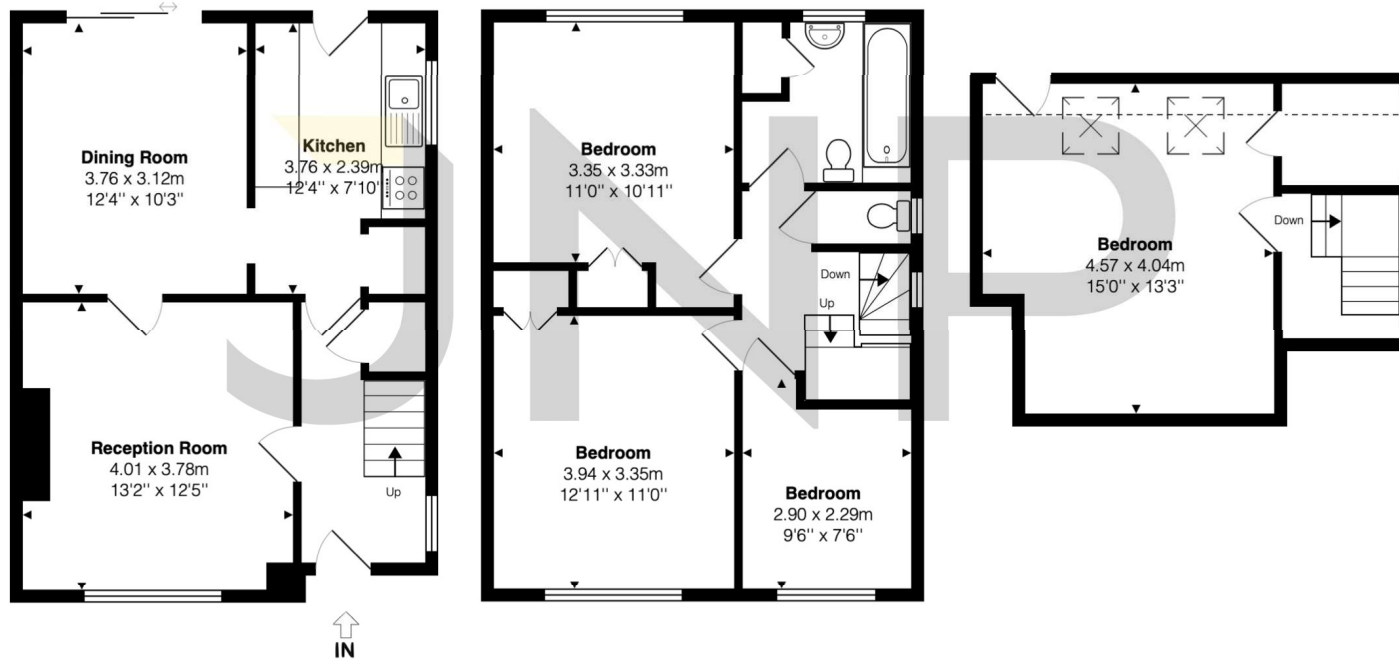
**Agents Note**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

**AML Disclaimer**

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 114 SqM (1230 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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