



33 Cairnside, High Wycombe, Buckinghamshire, HP13 7SB      Asking price £260,000 *Freehold*

Located to the East of High Wycombe town centre in a tucked away cul-de-sac is this immaculately presented one-bedroom freehold house.

- One-bedroom freehold house
- Offered with no onward chain
- Allocated parking
- Tucked away location
- Ideal investment or First-time purchase
- Spacious living area
- Quiet Cul-de-sac
- Walking distance to the Rye
- EPC: To be confirmed



The property is an ideal investment as well as a first-time purchase and is presented in immaculate condition throughout. The property comprises an entrance hall with a spacious storage cupboard, L shaped lounge/diner, a modern re-fitted kitchen, a spacious double bedroom with a built-in wardrobe and a modern re-fitted bathroom on the first floor. The property also boasts gas central heating and double glazing with a rear garden and allocated parking to the front.

The property is found within easy reach of High Wycombe town centre where the Eden shopping precinct, numerous restaurants, a library, a theatre and a mainline train station can be found. The property is offered with no onward chain and viewing is highly recommended.

#### Directions

From High Wycombe town centre proceed along the London Road (A40) and turn left at the second roundabout into Hatters Lane. Proceed up Hatters Lane and take the second left into Hillary Road then the first left into Tenzing Drive. Turn right into Quebec Road and then the first right into Cairnside.

#### Freehold Notes

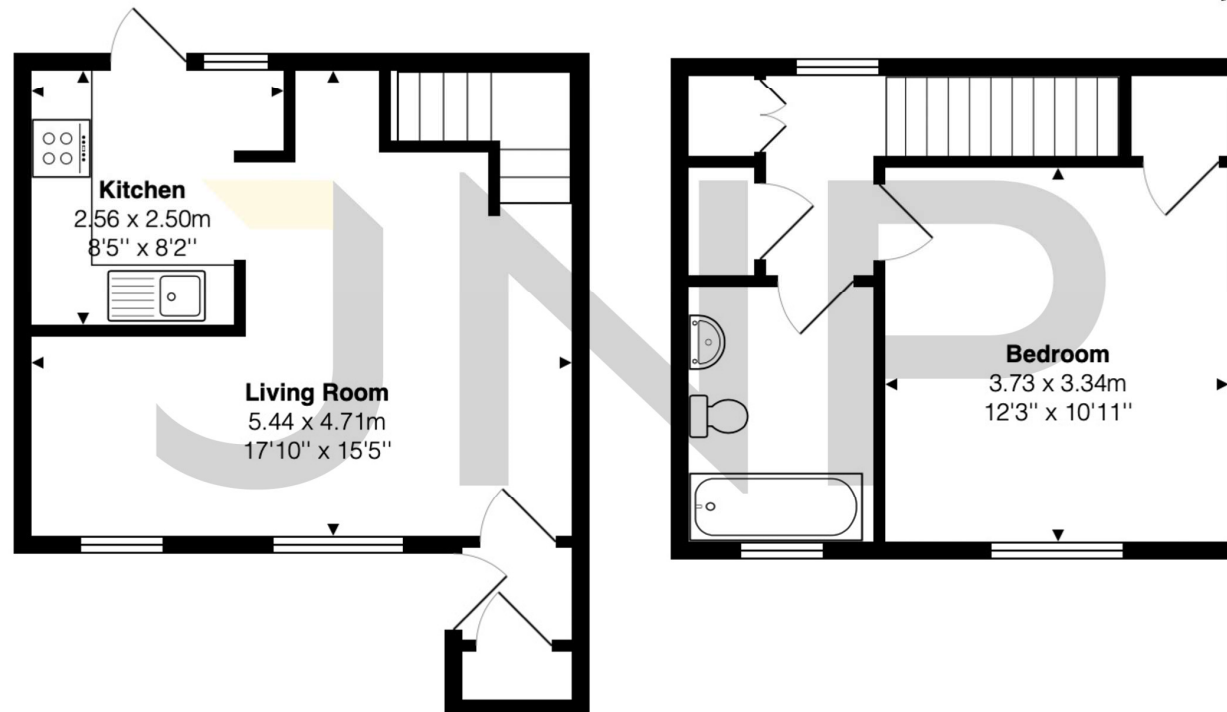
Council Tax band B. EPC band TBC.

#### Agents Note

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#### 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.



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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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