



JNP

3 Chapel Street, Downley, High Wycombe, Buckinghamshire, HP13 5XH

Asking price £350,000 *Freehold*

Situated opposite the common and within the desirable village location of Downley, is this well-presented, two-bedroom cottage located to the Northwest side of High Wycombe town centre.

- Two Double Bedrooms
- Finished to a High Specification Throughout
- Short Drive to High Wycombe Town Centre
- Driveway Parking for Multiple Cars
- Desirable Village Location
- Low maintenance garden
- Lovely Outlook to the front of the property
- EPC: D



Situated opposite the common and within the desirable village location of Downley, is this well-presented, two-bedroom cottage located to the Northwest side of High Wycombe town centre.

The property comprises; a modern kitchen with some built-in appliances, a generous living room, one primary double bedroom with built-in storage, a secondary double bedroom and a beautifully presented shower room. The property has been finished to a high specification throughout and benefits from a beautiful balance of modern interior and character charm.

The property further benefits from driveway parking for multiple cars and boasts a private, enclosed rear garden and further benefits from gas central heating and double glazing. The property is located within a short drive to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits from being a short drive to High Wycombe train station which provides easy routes

into London via the main train line. This is an ideal property for first-time buyers, professional couples and investors and an internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre along Hughenden Boulevard and continue to the end of this road. Continue along this road and head up the hill and you will continue on Coates Lane, after a considerable way you will eventually reach Commonsides and head along this road with the common to your right. The property will be located to your left just opposite the bus stop. You will have reached your destination.

Freehold Notes

The property offers a potential rental income of £1300.00-1400.00 PCM. Council Tax band C. EPC band TBC.

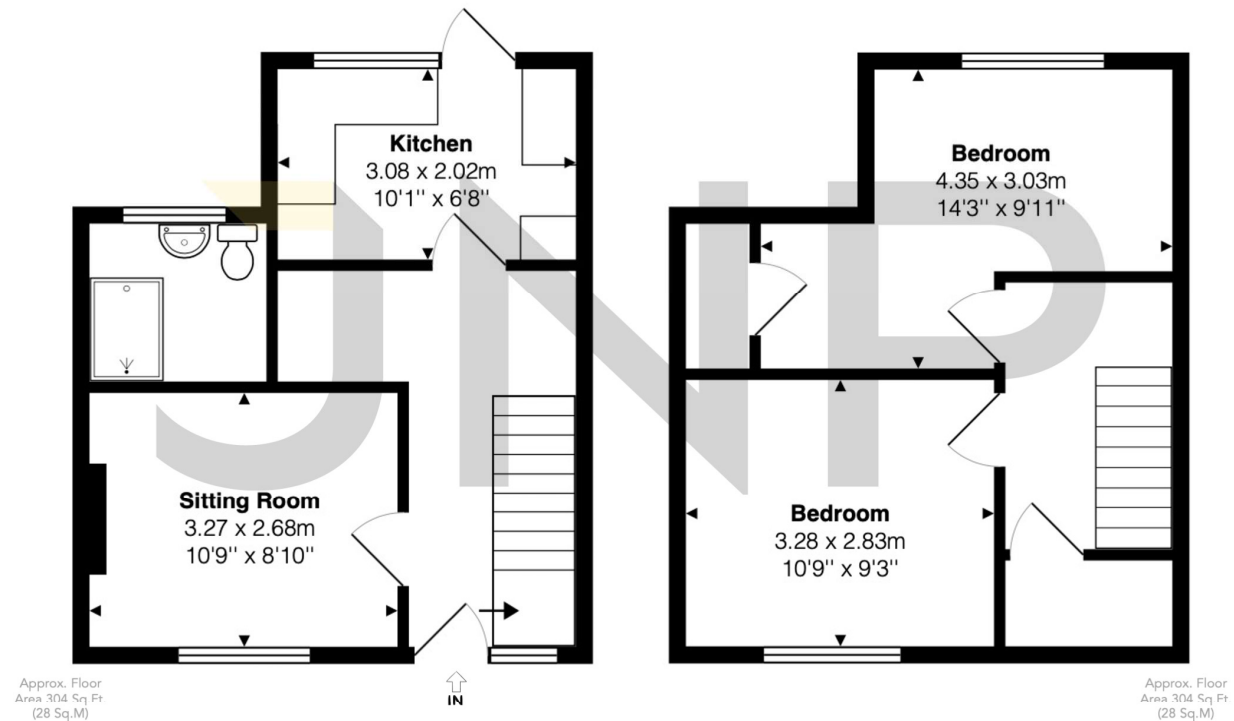
Agents Note

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 57 SqM (608 Sq.Ft)

Chapel Street, High Wycombe, Buckinghamshire, HP13 5XH

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.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ



@JNPestateagents



@jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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.