



JNP

9 Shrimpton Road, High Wycombe, Buckinghamshire, HP12 4PL

Asking price £375,000 *Freehold*

Built-in the 1970s is this extended, three-bedroom, cluster home situated within the Cressex area located to the southwest side of High Wycombe town centre and within proximity to the M40 (Junction 4).

- Three Good Sized Bedrooms
- Garage Included
- Within Close proximity to the M40
- Extended Three Bedroom Family Home
- Front and Rear Enclosed Gardens
- Modern Kitchen
- Spacious Living Room
- No Onward Chain
- EPC: D



Built-in the 1970s is this extended, three-bedroom, cluster home situated within the Cressex area located to the southwest side of High Wycombe town centre and within proximity to the M40 (Junction 4).

The property is located within a short drive of High Wycombe town centre with an array of shops, bars and restaurants within the Eden Centre shopping precinct and is also within a short drive of High Wycombe train station which provides easy routes into London via the main train line. An internal inspection is highly recommended to fully appreciate.

Freehold Notes
The property offers a potential rental income of £1600.00-1700.00 PCM. Council Tax band C. 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.

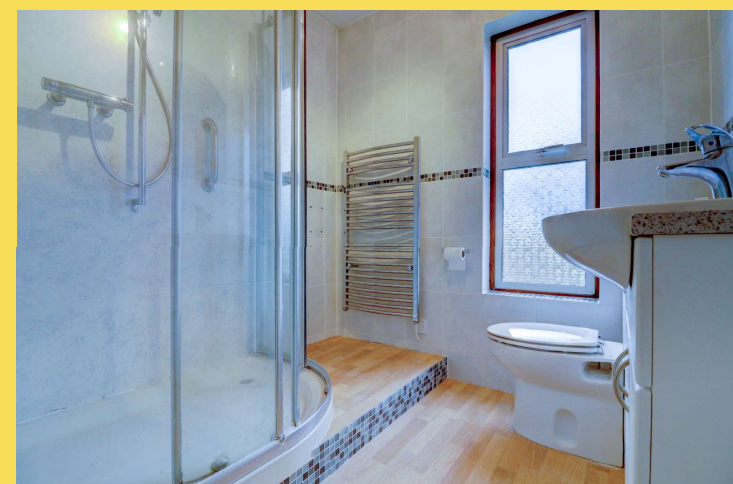
AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

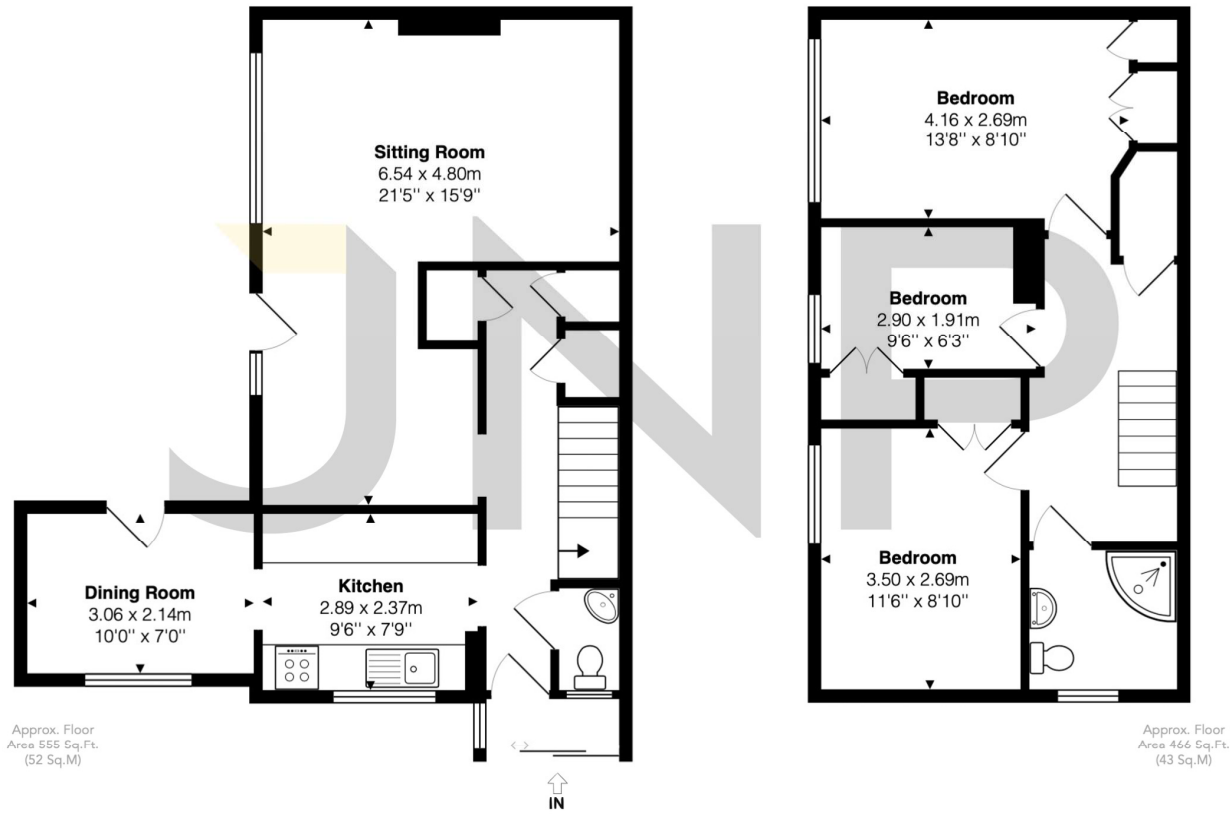
The property comprises; an entrance hallway, downstairs cloakroom, a spacious open plan living room/diner, a modern kitchen with extended room for a breakfast table with a door leading to the garden or additional dining space, a primary double bedroom with ample room for storage, a further double bedroom with built-in storage, a further single bedroom with built-in storage and modern family shower room. The property further benefits from a separate garage and front and rear enclosed gardens with access to the side of the property.

Directions

Head out of High Wycombe town centre in a southerly direction along the Marlow Hill (A404). Head up the hill and at the roundabout, take the fifth exit at the Handy cross roundabout onto John Hall Way and then take the left-hand turning onto Holmers Farm Way. Take the second exit on the roundabout and the property will be located to your right. You will have reached your destination.

The property has incredible potential and is ideal for first-time buyers, investors and families being within catchment for multiple local primary and secondary schools including grammar schools.





The approximate total area for the elements of the property represented on the floorplan is 95 SqM (1021 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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