



23 Cumbrian Way, High Wycombe, Buckinghamshire, HP13 5RY      Asking price £325,000 *Freehold*

INVESTORS ONLY! This is a three-bedroom, mid-terraced property located to the northwest side of High Wycombe town centre.

- Three-bedroom Mid terraced property
- Spacious Living Accommodation
- Private Enclosed Garden
- Tenants in Situ for many Years
- Three Double Bedrooms
- Family Bathroom
- Allocated Parking
- Lovely Views to the front of the Property
- EPC: C



INVESTORS ONLY! This is a three-bedroom, mid-terraced property located to the northwest side of High Wycombe town centre.

The property comprises; an entrance hallway, a spacious kitchen with ample room for white goods and a door leading to the garden, a generous living room, three double bedrooms, a family bathroom and added storage throughout. The property further benefits from a private, enclosed garden and allocated parking with stunning views located to the front of the property.

The property's location is situated within a short drive to High Wycombe town centre which provides bars, shops and restaurants within the Eden shopping centre precinct and further benefits from being within a short drive to High Wycombe train station which provides easy routes into London via the main train line. The property is currently being occupied by three tenants and they are planning on continuing their tenancy agreement. For further details regarding their tenancy then please contact the JNP Sales

team. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe along West Wycombe Road and take the right-hand turn onto the Pastures. Follow the road up the hill take the first left onto Mendip Way and then take the first immediate left onto Cumbrian Way. Continue up the hill and the property will be located to your right. 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 C.

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 AIG (KH) Ltd T/A JNP.

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 logo for JNP, consisting of the letters 'JNP' in a bold, black, sans-serif font, centered within a solid yellow square.

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