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Elm terrace, Tividale,
Sandwell, B69 1UH

Rutland Avenue, High Wycombe, HP12

Guide Price £245,000



Full Description

Thara Properties are pleased to offer this eye-catching first floor 2 bedroom maisonette nestled in a vibrant residential area just moments away from local amenities and conveniently located near M40 J4. This beautiful home is the perfect blend of comfort and style, ideal for first-time buyers or investors seeking a delightful addition to their portfolio. Property Highlights: **Welcoming Entrance Hall:** Step inside and be greeted by a spacious entrance hallway featuring carpet flooring and a double-glazed window that bathes the space in natural light. A staircase leads you to the heart of the home on the first floor. **Modern Kitchen:** Discover a newly renovated kitchen that is equipped with sleek fitted appliances, elegant laminate flooring, ample kitchen units and a stylish worktop, this space is

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as functional as it is fashionable. **Modern Bathroom:** Beautifully designed modern bathroom adorned with tiles throughout and a relaxing panelled bathtub. A double-glazed window invites the light in, creating a serene atmosphere. **Spacious Bedrooms:** Retreat to not one, but two generously sized double bedrooms, each boasting carpet flooring, and central radiators for warmth, and double-glazed windows that provide views of the tranquil surroundings. **Comfortable Lounge:** The inviting lounge area is perfect for relaxation and entertaining, featuring cosy carpet flooring, central radiators, and double-glazed windows. An untested fireplace adds a touch of character, ready to be brought back to life for cosy winter evenings. **Private Rear Garden:** Step outside to your own expansive private garden, a true gem that's ideal for outdoor gatherings, gardening, or simply soaking up the sun. Surrounded by attractive wooden fencing, the space features a well-appointed patio and a handy small outbuilding/cupboard for all your storage needs. This property is in a good overall condition and has recently had a kitchen refurbishment. It could benefit from light re-decoration depending on the new owner. **Extra Information:** Leasehold (88 years remaining) Ground Rent £10 Per Annum Service Charges £294.67 Per Annum EPC Rating D Council Tax Band B Don't miss this incredible opportunity—schedule your viewing today and fall in love with this wonderful home! Whether you're a first-time buyer stepping into homeownership or a seasoned investor looking for a promising property, this charming residence is sure to impress.

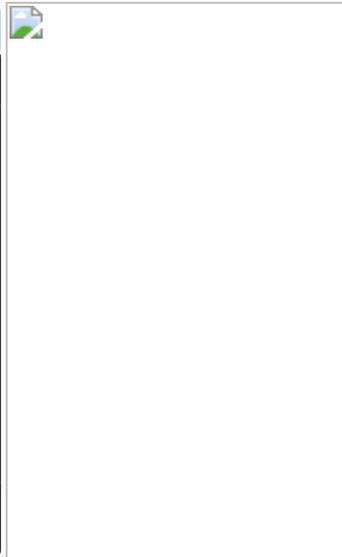






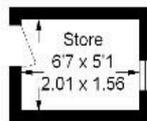
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	65
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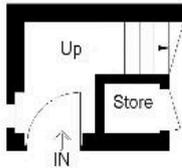
Rutland Avenue, High Wycombe.

Approximate Gross Internal Area = 88 sq m / 732 sq ft
 Outbuilding = 3 sq m / 32 sq ft
 Store = 1 sq m / 11 sq ft
 Total = 72 sq m / 775 sq ft



(Not Shown In Actual Location / Orientation)

Outbuilding



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.