



## **38 Simmons way, Lane End, Bucks, HP14 3JA.**

### **£60,000 LEASEHOLD**

**DESCRIPTION:** A large one bedroom first floor maisonette in good condition throughout. The property is offered on a shared ownership basis and is only available to first time buyers. An internal viewing comes highly recommended.

- **LARGE LOUNGE**
- **LARGE BEDROOM**
- **COMMUNAL PARKING**
- **IDEAL FIRST TIME PURCHASE**
- **FITTED KITCHEN**
- **GAS CENTRAL HEATING TO RADIATORS**
- **COMMUNAL GARDENS**
- **EARLY VIEWING RECOMMENDED**

**DIRECTIONS:** Leave High Wycombe on the A40 West Wycombe Road and after the second set of traffic lights turn left on to Chapel Lane, continue along the road and bear right at the double mini roundabout on to Lane End Road. Continue along this road and upon entering the village of Lane End take the first turning on the left in to Beech Avenue, then take the third left in to Simmons Way. Continue along the road and the property can be found on the left hand side.

**38 Simmons Way Lane End Buckinghamshire HP14 3JA**

**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL:** Stairs to first floor, radiator, large storage cupboard, airing cupboard, access to loft, coving.

**LOUNGE:** **15'11x10'8 (4.85mx3.25m)** Window to rear aspect, TV point, telephone point, radiator, coving, serving hatch.



**KITCHEN:** **11'6x5'9 widening to 7'9 (3.51mx1.75m)** A range of fitted wall and base units with complementary work surfaces, single drainer stainless steel sink unit with mixer taps, electric cooker point, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, boiler, window to front aspect.



<b>UTILITY:</b>	Space and plumbing for washing machine.
<b>BEDROOM 1:</b>	<b>11'11x8'10 (3.63mx2.69m)</b> Window to rear aspect, radiator, fitted wardrobes.
<b>BATHROOM:</b>	Suite comprising:- Panelled bath with mixer tap and shower attachment , pedestal wash basin, low flush w/c, tiled splashbacks, window to front aspect, coving.
<b><u>EXTERIOR</u></b>	
<b>FRONT:</b>	Pathway to front door, communal porch.
<b>PARKING:</b>	Communal parking spaces available
<b>LEASE:</b>	To be advised
<b>GROUND RENT:</b>	To be advised
<b>MAINTENANCE:</b>	To be advised
<b>PRICE:</b>	<b>£60,000 LEASEHOLD</b>
<b>VIEWING:</b>	Strictly by appointment through owners <b>sole agents</b> <b>HURST ESTATE AGENTS.</b>
<b>MORTGAGE ADVICE</b>	For free and independent mortgage advice please call James Summerlin on 01494 441669.  <b>Your home may be repossessed if you do not keep up your repayments on your mortgage.</b>