

LOT  
**54**

## 55 Priory Avenue, High Wycombe HP13 6SN

**Guide Price: £300,000\***

**Freehold pair of self-contained maisonettes**



This semi-detached house is arranged as two self-contained maisonettes, each arranged over two floors and each benefit from their own separate front door access, gas fired central heating systems and double glazing. Located on the west side of Priory Avenue between Benjamin Road and Priory Road close to High Wycombe town centre with its many shopping and recreational amenities, University and Main Line railway station all about half mile distance. Good road links access the M40 Motorway at Junctions 3 & 4. Both maisonettes are let on Assured Shorthold Tenancy agreements at £800pm and £700pm (Rent reserved £9,600 pa and £8,400 pa) and will be of interest to investors and owner-occupiers.

### **ACCOMMODATION**

55b Priory Avenue (Front)

First Floor: Reception room, Bedroom (2), Kitchen, Bathroom/WC  
Ground Floor: Bedroom (1).

55a Priory Avenue (Rear)

Ground Floor: Reception room, Bedroom.  
Lower Ground Floor: Kitchen, Dining room/Study/Bedroom (2), Wet room with shower, WC and WHB. Outside: Front hardstanding providing off-street parking. Rear garden.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Wycombe District Council. Tel: 01494 461 000 Council Tax Band: Each Maisonette; B

### **JOINT AGENT**

Robertsons Estate Agents, Penn Barn, By the Pond, Penn, Buckinghamshire, HP10 8LB  
Tel: 01494 812623



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN