



TO LET

Abercromby Avenue, High Wycombe
£1,795 pcm + security deposit

Newly refurbished 4 bed/2 bath family home -
new kitchen and bathroom March 2024.

- Refurbished terraced house
- 4 double bedrooms
- 2 large reception rooms
- 2 bathrooms
- Secure parking
- New kitchen March 2024
- Unfurnished
- New bathroom March 2024
- Cloakroom
- Private walled garden



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security deposit

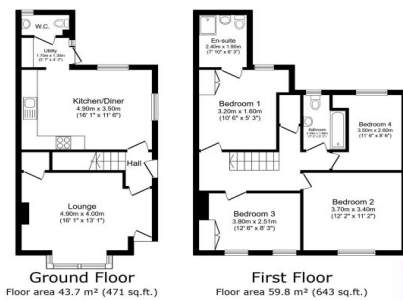
Abercromby Avenu
High Wycombe,
Bucks
HP12 3AX

This fully refurbished 4 bedroom terraced house comes to the market on an unfurnished basis and is available immediately. Being situated within easy reach of High Wycombe town centre / train station and Junction 4 of the M40, the accommodation comprises large living room with bay window, newly fitted kitchen/breakfast room/diner, utility room, cloakroom, upstairs to main bedroom with ensuite shower room, three further double bedrooms and a brand new family bathroom. Gas central heating. Double glazing. Secure parking for 2 vehicles. Pleasant rear garden. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. Energy efficiency rating grade E. Council tax band C. Managed by a Propertymark member agent with full client money protection. STRICTLY NO PETS. Non-smoking accommodation.

>> Key Features

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- 2 bathrooms
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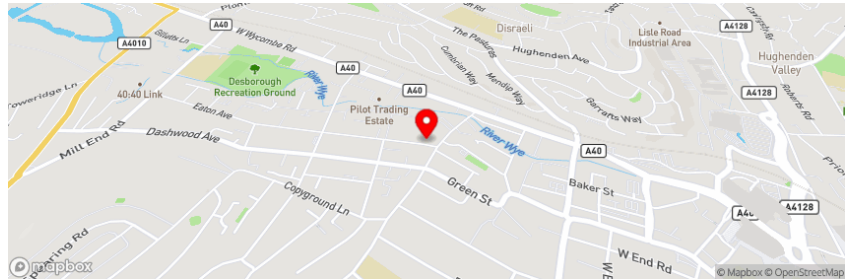




TOTAL: 103.5 m² (1,114 sq.ft.)

This floor plan is for illustrative purposes only. It is not meant to scale. Any measurements, floor areas including any total floor area, squareage and conversions are approximate. It shall not be used as a basis for any contract or agreement. No liability is taken for any error omission or misstatement. It shall not be used as a basis for any contract or agreement. No liability is taken for any error omission or misstatement. It shall not be used as a basis for any contract or agreement. No liability is taken for any error omission or misstatement.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.