



TO LET

Bowerdean Road, High Wycombe
£1,425 pcm + security deposit

Charming 3 bedroom cottage close to High Wycombe town centre - newly carpeted upstairs

- Terraced Victorian cottage
- 3 Bedrooms
- 2 Reception rooms
- Bathroom with bath and shower over
- Garden
- Council Tax Band C
- Unfurnished
- Shower
- Parking
- Gas central heating



£1,425 pcm +
security deposit

Bowerdean Road,
High Wycombe,
Bucks
HP13 6AX

>> Key Features

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- 3 Bedrooms
- 2 Reception rooms
- Bathroom with bath and shower over
- Council Tax Band C
- Unfurnished
- Shower
- Parking
- Garden
- Gas central heating

This charming and attractive three bedroom mid terrace property is available immediately on an unfurnished basis. The property is within walking distance to High Wycombe train station and town centre. The accommodation comprises lounge with feature fireplace, separate dining room with wood flooring, fitted galley style kitchen with appliances, downstairs bathroom with bath and shower over. Upstairs to three bedrooms all newly carpeted Nov 24 (bedrooms are two doubles & one large single which is accessed from the master bedroom). Gas central heating, double glazing, driveway parking for one car. SORRY, NO DOGS ALLOWED. ENERGY EFFICIENCY RATING GRADE D. COUNCIL TAX BAND C (Buckinghamshire County Council). Managed by the agent, a Propertymark member with full client money protection.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.



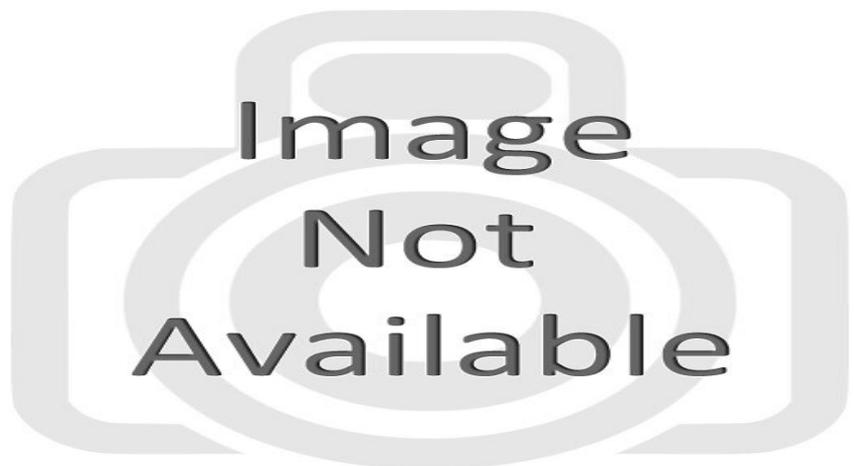


Bowerdean Road, High Wycombe, HP13 6AR
Total Area: 73.0 m² ... 786 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



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.