



TO LET

26 New Road, High Wycombe
£1,595 pcm + security deposit

Pleasant, character cottage with good access
to town and motorway.

- Semi detached
- Character cottage
- Off street parking
- Newly decorated
- Available immediately
- Gas Central Heating
- Close to J4 of M40
- Good size rear garden
- Modern bathroom
- Bath with shower over



**£1,595 pcm +
security deposit**

26 New Road,
High Wycombe,
Bucks
HP12 4LG

This very attractive, newly decorated two bedroom semi detached brick and flint cottage comes to the market on an unfurnished basis and is available immediately. Close to junction 4 of the M40 and with access to a regular bus service into High Wycombe town centre, the accommodation in this characterful property comprises fitted kitchen with appliances (fridge freezer not included), good size living room with working fireplace, wood flooring and door to back garden, small study/play area, modern bathroom with bath and shower over. Upstairs to one double bedroom with feature fire place, one single bedroom. Gas Central heating. Double glazing. Off street parking for several cars. Good size rear garden. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. Managed by a Propertymark member agent with full client money protection. Council tax band C (Buckinghamshire County Council) and energy efficiency rating grade D. Prefer no pets. Non-smoking accommodation.

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

>> Key Features

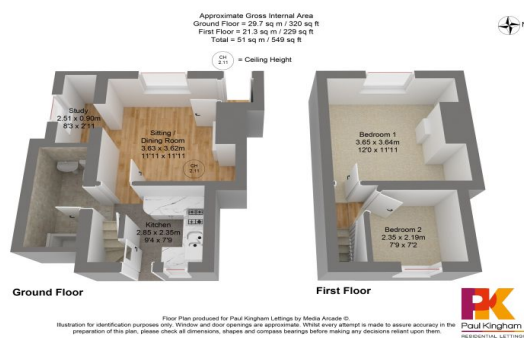
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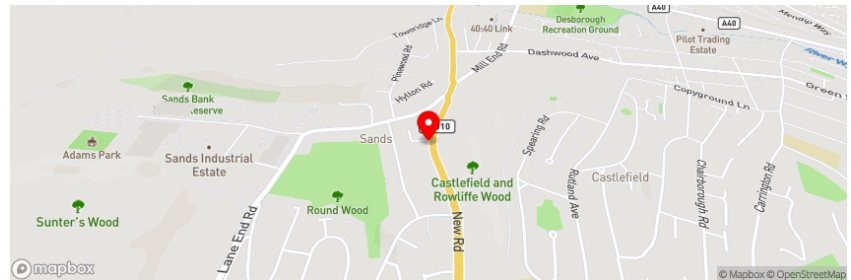
signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Directions



Certificate Number : 03702823514022020515

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/03702823514022020515>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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.