



TO LET

Queens Road, High Wycombe  
£1,300 pcm + security deposit

Attractive two bedroom house close to High Wycombe town centre.

- Modern terraced house
- 2 double bedrooms
- Large reception room
- Bathroom with bath & shower
- Gas Central Heating
- Walk to town
- Council Tax Band D
- Unfurnished
- Garage & parking in front
- Own garden



**£1,300 pcm +  
security deposit**

**Queens Road,  
Wycombe,  
Bucks  
HP13 6AL**

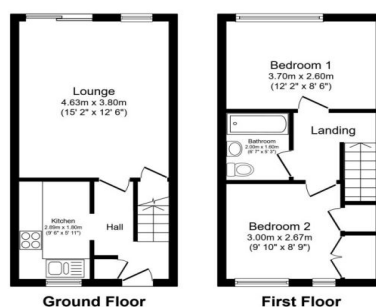
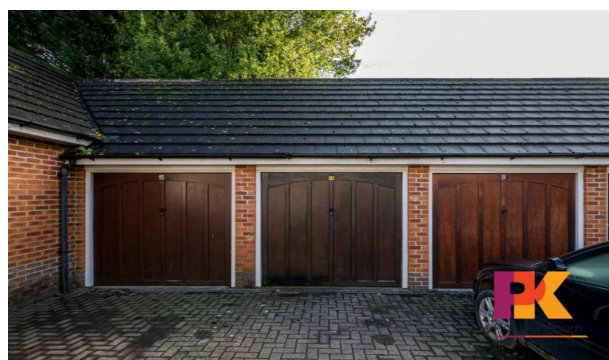
This very attractive two bedroom mid terrace modern house comes to the market on an unfurnished basis and is immediately available. Close to High Wycombe town centre and train station, accommodation comprises entrance hall with storage cupboard, large living room with storage cupboard and patio doors to rear garden, fully fitted kitchen with appliances, upstairs to two double bedrooms (one bedroom with built in wardrobes), bathroom with bath and shower over. Gas central heating. Double glazing. SINGLE GARAGE WITH PARKING IN FRONT. REAR GARDEN. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. SORRY NO PETS. COUNCIL TAX BAND D. ENERGY EFFICIENCY RATING GRADE D. MANAGED BY THE AGENT, AN ARLA PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

#### >> Key Features

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Total floor area 57.9 sq.m. (623 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C		
55-68	D	67	
39-54	E		
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.