



FORD & PARTNERS

ESTATE AGENTS



104 Suffield Road, High Wycombe, Buckinghamshire, HP11 2JL

LANDLORDS/INVESTORS - H.M.O LICENSED OPPORTUNITY

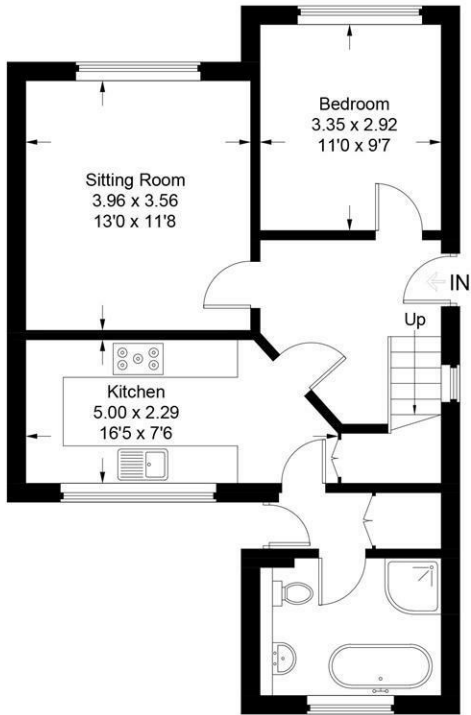
This 5 bedroom semi-detached property is located within walking distance of High Wycombe town centre. The property comprises entrance hall, sitting/communal room, spacious modern kitchen, downstairs bathroom with additional shower, five double bedrooms and shower room. The property includes a well maintained rear garden and benefits from UPVC double glazing and gas central heating. It is also close to Bucks New University.

This property is also ideal for investment. If you are not looking to purchase the property as an investment, please contact us to find out an approximate completion date due to having tenants in situ.

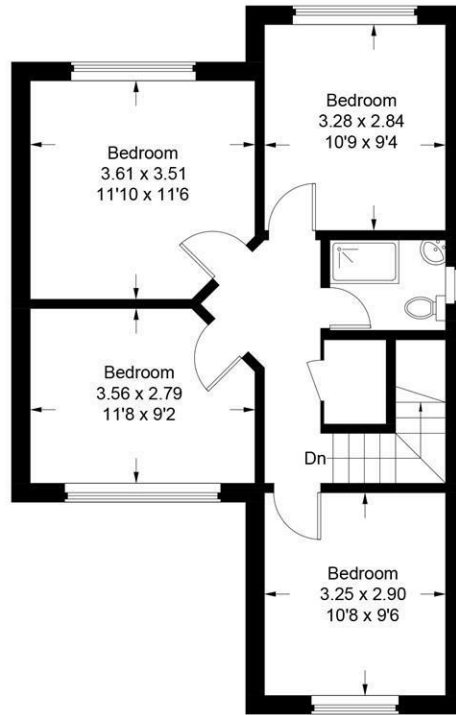
£550,000

- **Semi-Detached Home**
- **Five Bedrooms**
- **Two Bathrooms**
- **Modern Kitchen**
- **Larger Rear Garden**
- **Walkable to Town**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **APPROX 1200 SQFT**
- **No Chain**

Approximate Gross Internal Area
 Ground Floor = 55.3 sq m / 595 sq ft
 First Floor = 55.4 sq m / 596 sq ft
 Total = 110.7 sq m / 1191 sq ft



Ground Floor



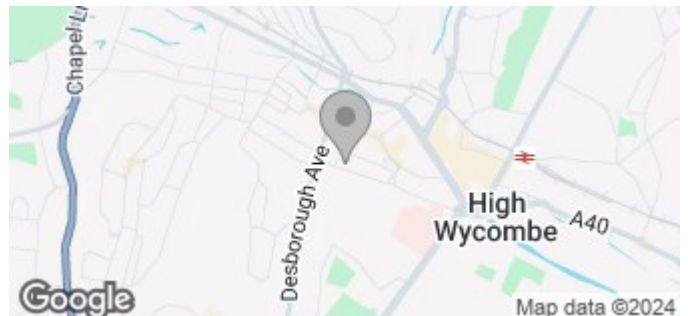
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 74 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 74 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



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