



FORD & PARTNERS

ESTATE AGENTS



128 Totteridge Road, High Wycombe, HP13 6HZ

Group/Students Only

A four bedroom semi-detached home situated just a stone's throw from Bucks New University, Train Station and Town Centre. The property will be going under refurbishment with a modern bathroom, ready for occupation from July 2024.

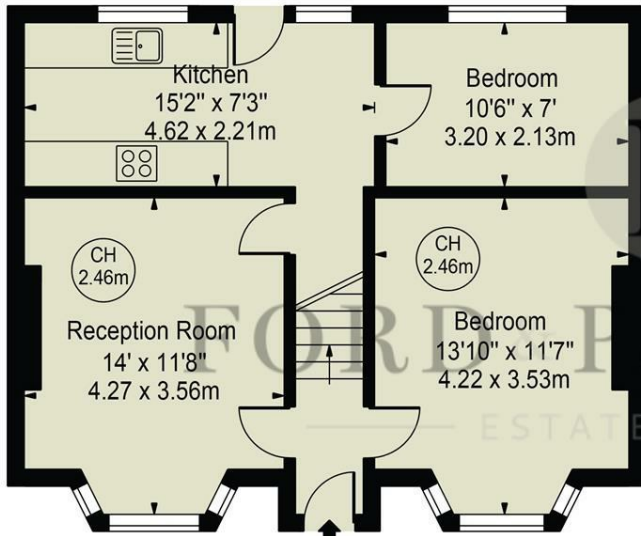
Price is per tenant & includes bills

- **Four Bedrooms**
- **Student/Sharer Accommodation**
- **UPVC Double Glazed**
- **Gas Central Heating**
- **Rear Garden**
- **Available from June 2024**

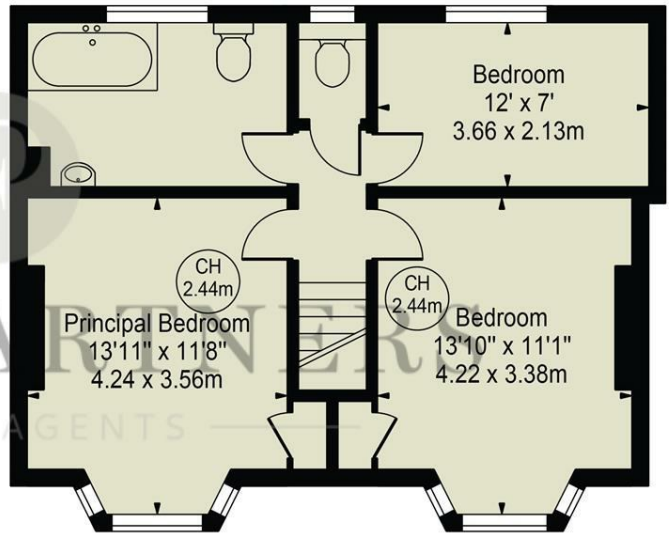
£185 Per week

Totteridge Road

Approx. Gross Internal Area 1109 Sq Ft - 103.03 Sq M



Ground Floor
(556 Sq Ft - 51.65 Sq M)



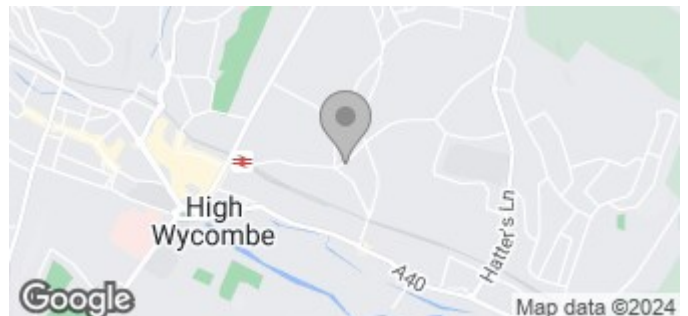
First Floor
(553 Sq Ft - 51.38 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any contract. Copyright Morriarti Photography & Design LTD

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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