



FORD & PARTNERS

ESTATE AGENTS



## 85 Roberts Road, High Wycombe, Buckinghamshire, HP13 6XD

STUDENT ACCOMMODATION - AVAILABLE 1ST AUGUST 2024

Just on the doorstep of High Wycombe's town centre and railway station, sits a five bedroom (based on an individual room let) Victorian semi-detached home with stunning views over the town. Offered in good condition throughout, the property comprises; entrance hall, downstairs toilet, sitting/dining room, modern spacious kitchen, shower room, five double bedrooms and modern bathroom. The property has its own driveway and parking for up to two cars with a well maintained garden to the rear.

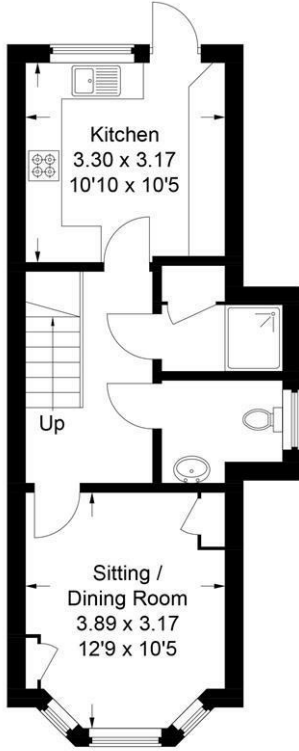
\*THE RENT IS PER PERSON PER ROOM \*THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT \*

The Rent Includes Utilities (Gas, Electricity & Water subject to Fair Use)

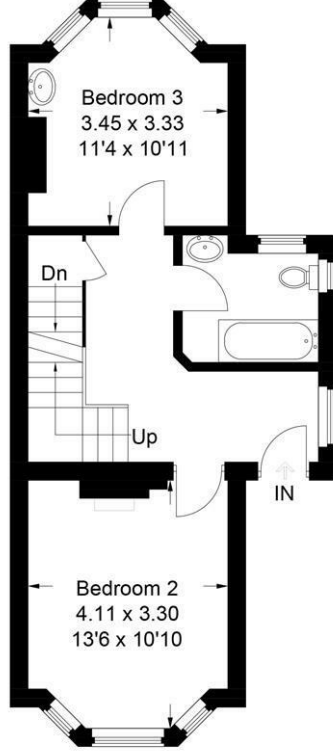
- 5 Double Bedrooms
- Close to Bucks New University
- Centrally Located
- Walk to Train Station
- Downstairs Cloakroom
- Includes Utilities
- Landscaped Garden
- Driveway Parking
- Gas Central Heating
- UPVC Double Glazing

**£185 Per week**

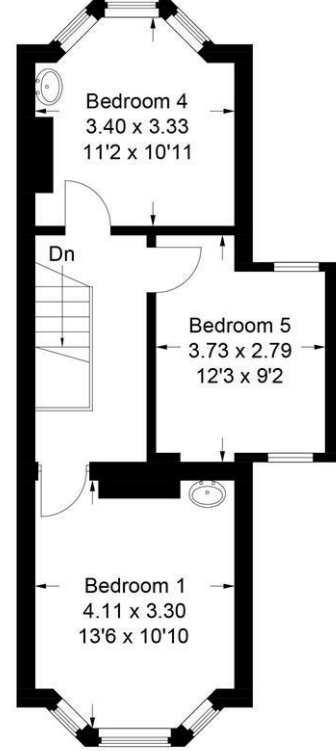
Approximate Gross Internal Area  
 Lower Ground Floor = 38.1 sq m / 410 sq ft  
 Ground Floor = 42.1 sq m / 453 sq ft  
 First Floor = 41.3 sq m / 445 sq ft  
 Total = 121.5 sq m / 1308 sq ft



**Lower Ground Floor**



**Ground Floor**



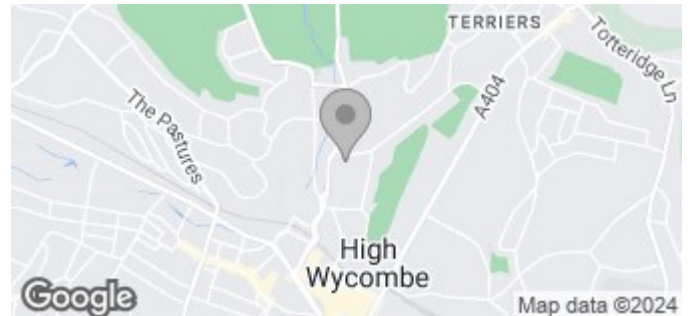
**First Floor**

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



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com