



# FORD & PARTNERS

ESTATE AGENTS



## 109 Desborough Avenue, High Wycombe, HP11 2SG

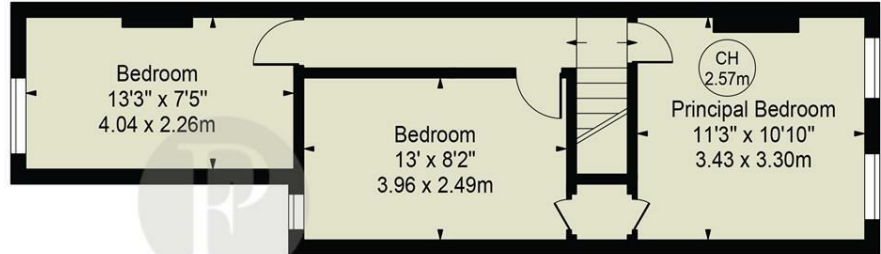
A three/four bedroom terraced home situated in a central location in the Town Centre of High Wycombe. This property makes an ideal first time buy or investment purchase.

- **Three/Four Bedrooms**
- **Ideal Investment Purchase**
- **Town Centre Location**
- **Side Access**
- **Low Maintenance Rear Garden**
- **Large Family Bathroom**
- **No Onward Chain**

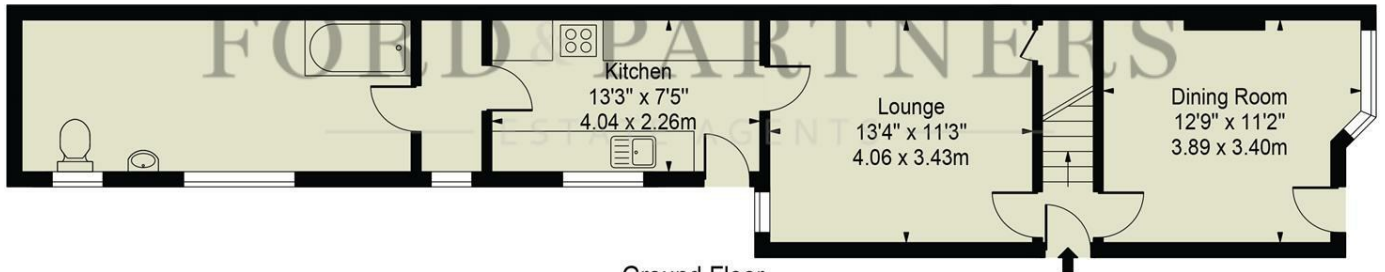
**£300,000**

# Desborough Avenue

Approx. Gross Internal Area 1001 Sq Ft - 93.00 Sq M



**First Floor**  
(409 Sq Ft - 38.00 Sq M)



**Ground Floor**  
(592 Sq Ft - 55.00 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 sale or let. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>52</b>	

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



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