



FORD & PARTNERS

ESTATE AGENTS



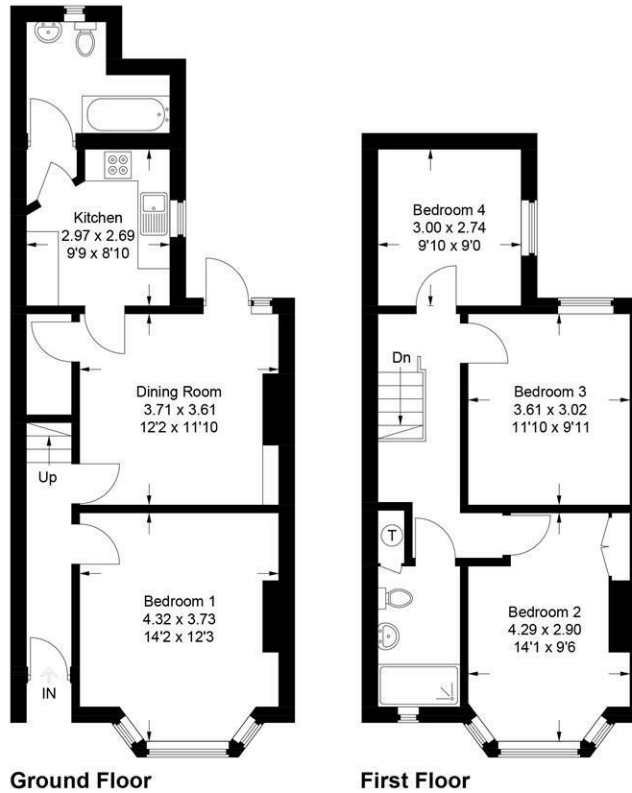
237 Desborough Road, High Wycombe, Buckinghamshire, HP11 2QW

A four bedroom Victorian semi-detached home which is a fully licenced H.M.O within walking distance to the Eden Shopping Centre, Hospital, University and Train Station.

- Full Licenced HMO
- 4 Lettable Rooms - Licence for 5 Occupants/Tenants
- Walkable to the Town Centre
- Walkable to the Train Station
- Walkable to the Hospital
- Walkable to Bucks Uni
- No Onward Chain
- Gas Central Heating

£400,000

Approximate Gross Internal Area  
 Ground Floor = 49.7 sq m / 535 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Total = 94.6 sq m / 1,018 sq ft



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) <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	

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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