



Estate Agents  
**Hurst**

42 Tadros Court, High Wycombe, HP13 7GF  
Offers In The Region Of £495,000

## 42 Tadros Court, High Wycombe, HP13 7GF

A fantastic opportunity to acquire this FULLY LICENSED 5 bedroom HMO located just a short walk of High Wycombe train station and town centre. The property is set across three floors and offers 1,610 Sq.Ft worth of accommodation. The property comprises of five double bedrooms, two bathrooms and one guest cloakroom. The property further benefits; rear garden, permit parking, gas central heating and UPVC double glazing. The property is currently achieving approximately £40,800 per annum with a yield of 7.76%.

### FANTASIC INVESTMENT OPPORTUNITY

THREE STOREY BUILDING

FIVE DOUBLE BEDROOM

HMO LICENSED

WALK OF STATION

CLOSE TO TOWN CENTRE

ALLOCATED PARKING

POPULAR DEVELOPMENT

GAS CENTRAL HEATING

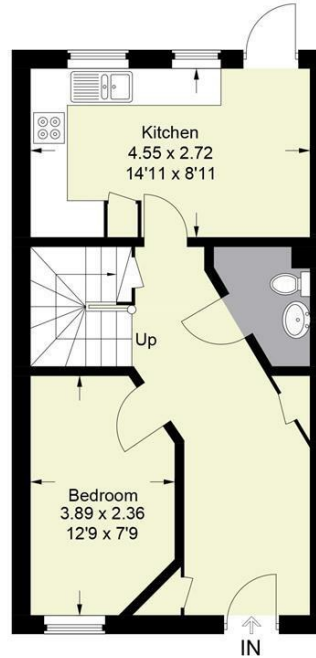
ENCLOSED REAR GARDEN



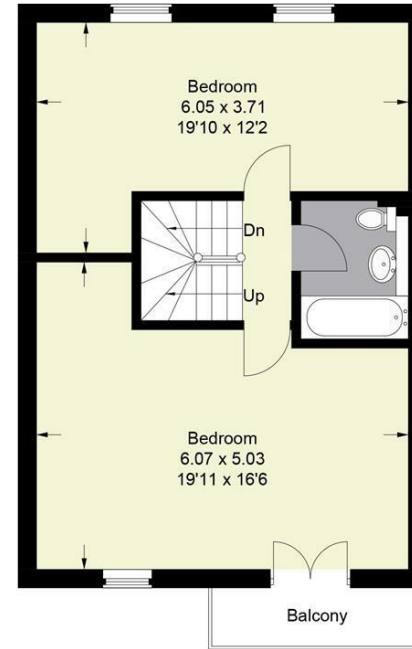




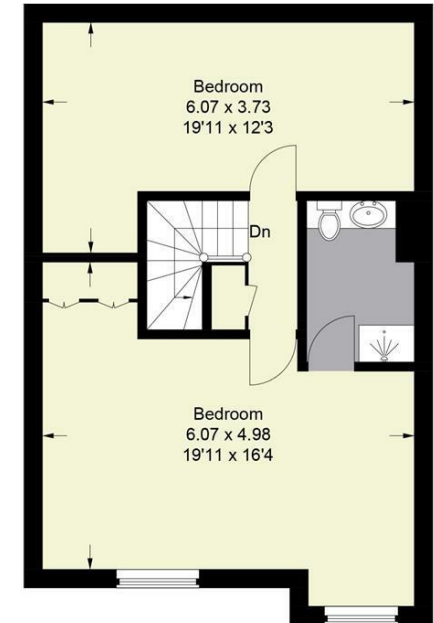
Approximate Gross Internal Area  
 Ground Floor = 40.7 sq m / 438 sq ft  
 First Floor = 54.0 sq m / 581 sq ft  
 Second Floor = 54.9 sq m / 591 sq ft  
 Total = 149.6 sq m / 1610 sq ft



**Ground Floor**



**First Floor**



**Second 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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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