



Estate Agents
Hurst

35 Tadros Court, High Wycombe, HP13 7GF
Offers In The Region Of £475,000

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A superb FIVE DOUBLE bedroom, two bathroom FULLY LICENCED HMO with the potential of achieving a rental yield of 8.4%. This amazing investment property is located just a short walk to High Wycombe train station and town centre and benefits from allocated parking and an enclosed rear garden. The accommodation comprises; entrance hall, spacious kitchen, dining room, five double bedrooms, two bathrooms and guest cloakroom and allocated parking for one. The property further benefits; enclosed level rear garden, gas central heating and UPVC double glazing. A rental yield of 7.42% is currently being achieved with a £37,140 rental income per annum.



HMO LICENSED

ALLOCATED PARKING

GAS CENTRAL HEATING

WALK OF STATION

5 DOUBLE BEDROOMS

FANTASTIC INVESTMENT OPPORTUNITY

ENCLOSED REAR GARDEN

THREE STOREY BUILDING

POPULAR DEVELOPMENT

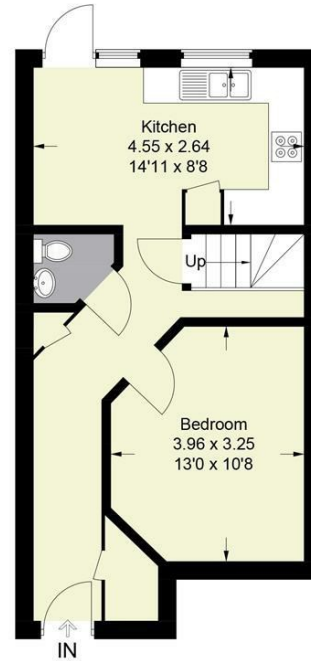
CLOSE TO TOWN CENTRE



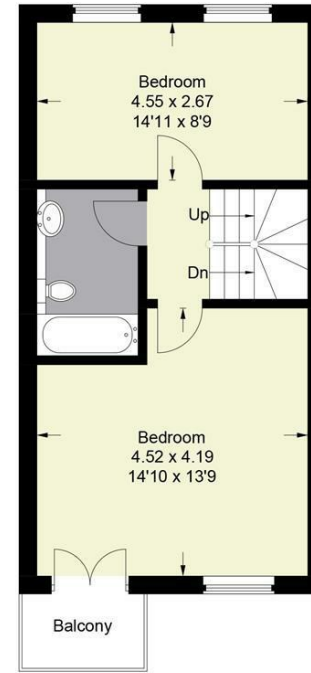




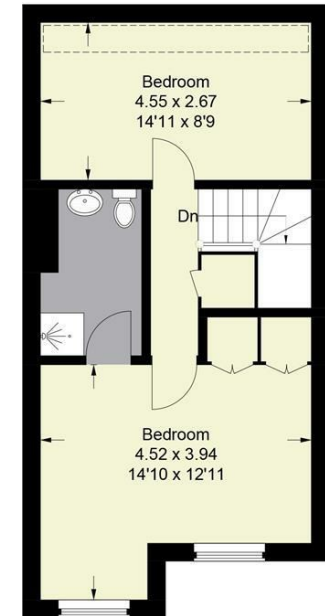
Approximate Gross Internal Area
 Ground Floor = 40.1 sq m / 431 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Second Floor = 41.5 sq m / 447 sq ft
 Total = 124.1 sq m / 1,335 sq ft



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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