



Estate Agents  
**Hurst**

153 Hughenden Road, High Wycombe, HP13 5PN  
£325,000



# 153 Hughenden Road, High Wycombe, HP13 5PN

\*\*\* CASH BUYERS ONLY \*\*\*

An original three bedroom, mid terrace victorian house which has been separated into two apartments is offered to the market with NO ONWARD CHAIN. The property is located on the popular Hughenden Road of High Wycombe, just a short walk of the town centre and and mainline railway which offers a direct service to London Marylebone. The accommodation comprises: entrance hallway, living room, dining room, kitchen, ground floor bathroom, two bedrooms, upstairs family bathroom and additional upstairs kitchen. The property further benefits: rear garden and off street parking for one car. With an estimated rental value of £2000 per calendar month (7.38% Yield), this property would make an excellent investment or alternatively if restored back to its original layout, a great family home.



**3 BED MID TERRACE**  
**OFF STREET PARKING**  
**GAS CENTRAL HEATING**  
**ENCLOSED REAR GARDEN**  
**GREAT INVESTMENT OPPURTUNITY**  
**WALK OF TOWN CENTRE**  
**WALK OF HUGHENDEN PARK**  
**WALK OF STATION**  
**NO ONWARD CHAIN**  
**7.38% YIELD**



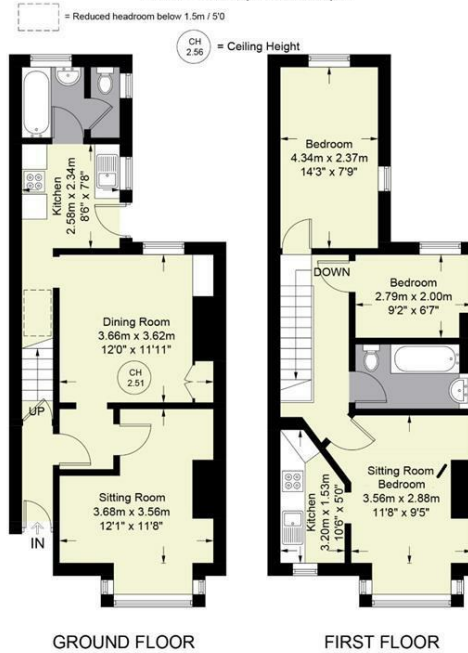






## Hughenden Road

Approximate Gross Internal Area  
 Ground Floor = 489 sq ft / 45.4 sq m  
 First Floor = 495 sq ft / 46.0 sq m  
 Total = 984 sq ft / 91.4 sq m



GROUND FLOOR

FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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