



£400,000 *Freehold*

* Buy-to-let investors only - tenants in situ * This FULLY REFURBISHED, three/four bedroom Victorian semi-detached house is fully H.M.O COMPLIANT with FOUR lettable rooms and is situated within walking distance of High Wycombe's vibrant town centre and railway station. Located in a prime town centre position, the property enjoys immediate access to a wide range of local amenities including the popular Eden Shopping Centre, Buckinghamshire New University, High Wycombe bus station and mainline train station – offering direct services to London Marylebone.

The accommodation comprises; entrance hall, separate dining room/living room, MODERN fitted kitchen, four bedrooms and two family bathrooms. The property further benefits from; UPVC double glazing, gas central heating and PRIVATE PARKING. This is an ideal investment opportunity with strong rental potential in a highly desirable and convenient location.

- FULLY REFURBISHED
- FOUR BEDROOMS
- CLOSE TO BUCKS UNI
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- H.M.O COMPLIANT
- CLOSE TO TOWN CENTRE
- MODERN FITTED KITCHEN
- IDEAL FOR INVESTORS
- UPVC DOUBLE GLAZING



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Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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EPC Rating: null

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



Ground Floor

First 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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