



**£550,000**     *Freehold*

Located within walking distance of Buckinghamshire New University and High Wycombe town centre is this five bedroom, HMO compliant, semi detached house in good condition throughout. The accommodation comprises; entrance hall, sitting/communal room, spacious modern kitchen, four piece downstairs bathroom, five double bedrooms and shower room. The property further benefits; well maintained rear garden, UPVC double glazing and gas central heating. This is being sold as an on going HMO concern with tenants in situ

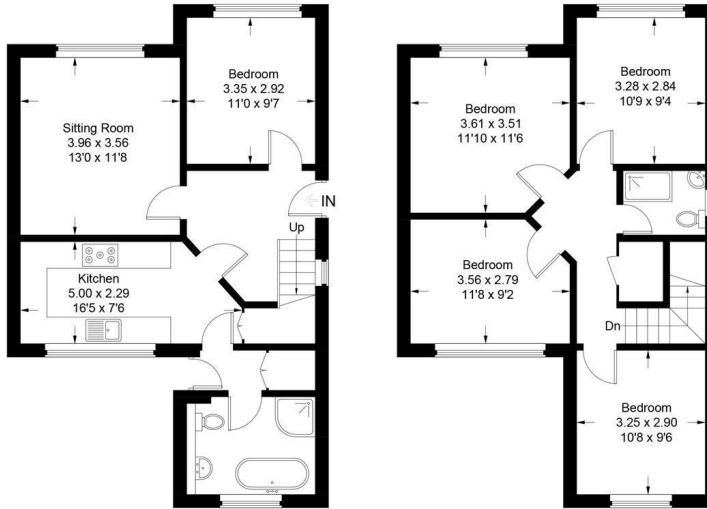
- HMO COMPLIANT
- FIVE BEDROOMS
- MODERN KITCHEN
- LARGE REAR GARDEN
- UPVC DOUBLE GLAZING
- 6.19% YIELD PER ANNUM
- COMMUNAL ROOM
- TWO BATHROOMS
- GAS CENTRAL HEATING
- WALK OF TOWN



**104 Suffield Road, High Wycombe, Buckinghamshire, HP11 2JL**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Approximate Gross Internal Area  
Ground Floor = 55.3 sq m / 595 sq ft  
First Floor = 55.4 sq m / 596 sq ft  
Total = 110.7 sq m / 1191 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.

