



**£425,000**     *Freehold*



Located within walking distance of High Wycombe town centre and mainline railway station is this four bedroom, HMO compliant, Victorian semi detached house in good condition throughout. The accommodation comprises; entrance hall, living/communal room, modern kitchen, utility room, downstairs shower room, four bedrooms and a bathroom. The property further benefits; UPVC double glazing, gas central heating, front and rear gardens. This is being sold as an ongoing HMO concern with tenants in situ generating a good yield.

- HMO COMPLIANT
- COMMUNAL ROOM
- BATH & SHOWER ROOMS
- UPVC DOUBLE GLAZING
- FOUR BEDROOMS
- MODERN KITCHEN
- GAS CENTRAL HEATING
- LARGE REAR GARDEN



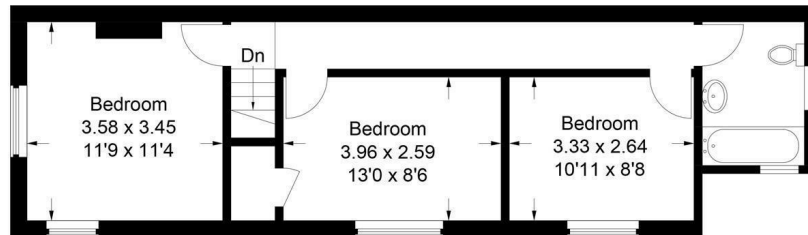
**180 Hughenden Road, High Wycombe, Bucks, HP13 5PD**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

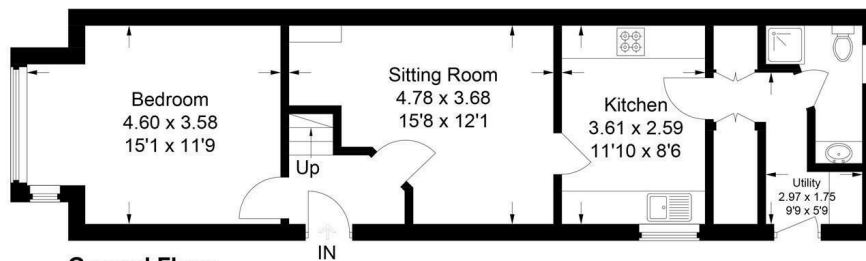


EPC Rating: 55

Approximate Gross Internal Area  
Ground Floor = 53.3 sq m / 574 sq ft  
First Floor = 48.8 sq m / 525 sq ft  
Total = 102.1 sq m / 1099 sq ft



**First Floor**



**Ground 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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