



Connells

Plumer Road
High Wycombe



Property Description

Investment Opportunity

This substantial semi-detached property is ideally located within walking distance of the town centre, Bucks New University and Wycombe Hospital, making it an excellent choice for investors.

Granted permitted change of use in 2014, the property can be utilised as an 8-bedroom House of Multiple Occupancy. The vendor advises that when fully let, the property previously generated an income of approximately £67,000 per annum. Currently requiring a new HMO licence, the accommodation is arranged over two floors and comprises eight bedrooms, three bathrooms, a spacious reception room and a separate kitchen.

Additional benefits include parking for three vehicles, a rear garden and a balcony accessed via Bedroom 5.

Although in need of some refurbishment, the property presents a strong opportunity to add value and secure attractive rental returns.

Entrance Hall

Reception

18' 5" max x 15' 9" max (5.61m max x 4.80m max)

Kitchen

12' 8" max x 11' 4" max (3.86m max x 3.45m max)

Bedroom One

13' 5" max x 10' 4" max (4.09m max x 3.15m max)

Bedroom Two

13' 5" max x 10' 1" max (4.09m max x 3.07m max)

Bedroom Three

11' 11" max x 10' max (3.63m max x 3.05m max)

Bedroom Four

9' 9" max x 8' 1" max (2.97m max x 2.46m max)

Bedroom Five

11' 4" max x 10' 4" max (3.45m max x 3.15m max)

Bedroom Six

9' max x 8' 7" max (2.74m max x 2.62m max)

Bedroom Seven

8' 11" max x 8' 1" max (2.72m max x 2.46m max)

Bedroom Eight

11' 10" max x 10' max (3.61m max x 3.05m max)

Bathroom One

8' 2" max x 4' 10" max (2.49m max x 1.47m max)

Bathroom Two

5' 9" max x 5' max (1.75m max x 1.52m max)

Bathroom Three

5' 9" max x 5' 5" max (1.75m max x 1.65m max)





Total floor area 159.0 m² (1,711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

check out more properties at connells.co.uk

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313167 - 0003