



Connells

Hithercroft Road
High Wycombe



Property Description

An excellent investment opportunity to acquire a three-bedroom terraced home with a tenant in situ, providing an immediate rental income of £1,200 per calendar month (£14,400 per annum). The property benefits from a long-term tenant who has occupied the property for several years, offering investors stability and continuity of income. The current tenancy is in place until 2028, making this an attractive turn-key addition to any buy-to-let portfolio.

The accommodation comprises a spacious reception room, fitted kitchen, three well-proportioned bedrooms, and a family bathroom.

The property is conveniently located close to High Wycombe town centre, local amenities, schools, and transport links including High Wycombe railway station and the M40 motorway.

Based on an approximate purchase price of £350,000, the current rental income represents a gross yield of around 4.1%.

This is a rare opportunity to secure a well-located investment property with established tenants and immediate income from completion.

Entrance Hall

Living Room

21' 11" max x 21' 8" max (6.68m max x 6.60m max)

Kitchen

9' 11" max x 11' 8" max (3.02m max x 3.56m max)

Landing

Bedroom One

8' 6" max x 12' max (2.59m max x 3.66m max)

Bedroom Two

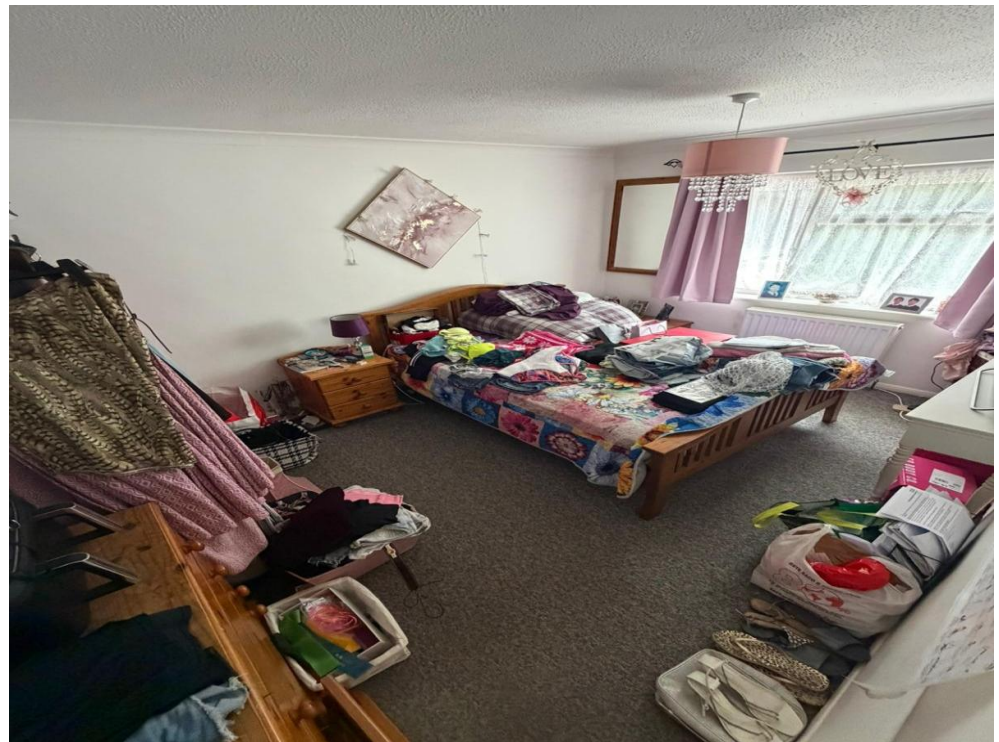
9' 7" max x 11' 9" max (2.92m max x 3.58m max)

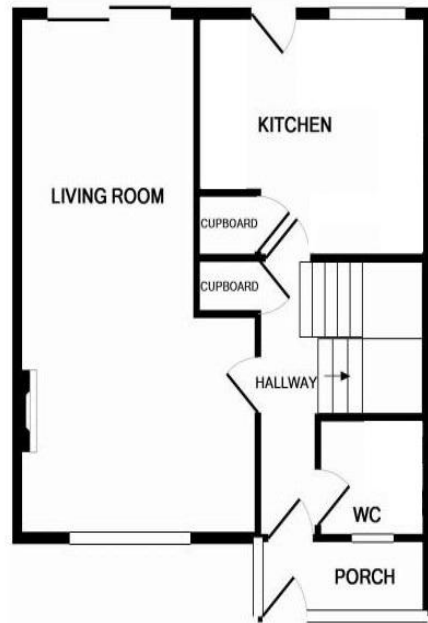
Bedroom Three

9' 3" max x 12' 9" max (2.82m max x 3.89m max)

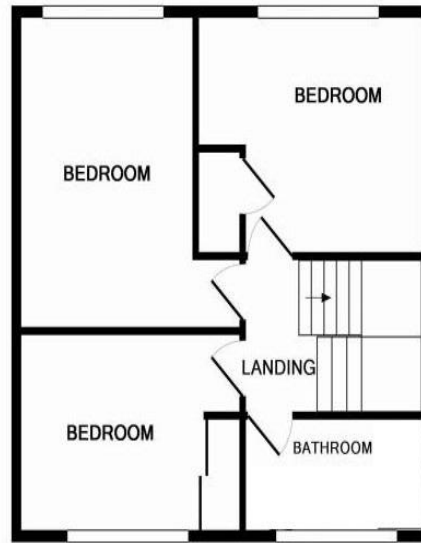
Bathroom

4' 5" max x 8' 10" max (1.35m max x 2.69m max)





GROUND FLOOR



1ST FLOOR



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC313682

Tenure: Freehold



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Property Ref: WYC313682 - 0003