



  
Estate Agents  
**Hurst**

35 Tadros Court, High Wycombe, Buckinghamshire, HP13 7GF  
£450,000



## 35 Tadros Court, High Wycombe, Buckinghamshire, HP13 7GF

A superb FIVE double bedroom, two bathroom town house, available as VACANT POSSESSION upon completion. This amazing property is located just a short walk to High Wycombe train station and town centre and benefits from allocated parking and an enclosed rear garden. The accommodation comprises; entrance hall, spacious kitchen, dining room, five double bedrooms, two bathrooms and guest cloakroom and allocated parking for one. The property further benefits; enclosed level rear garden, gas central heating and UPVC double glazing. With HMO license, this property currently receives a rental yield of 8.25%, with a £37,140 rental income per annum.

**AVAILABLE AS VACANT POSSESSION**  
**ALLOCATED PARKING**  
**GAS CENTRAL HEATING**  
**WALK OF STATION**  
**5 DOUBLE BEDROOMS**  
**FANTASTIC INVESTMENT OPPORTUNITY**  
**ENCLOSED REAR GARDEN**  
**THREE STOREY BUILDING**  
**HMO LICENSED**  
**CLOSE TO TOWN CENTRE**

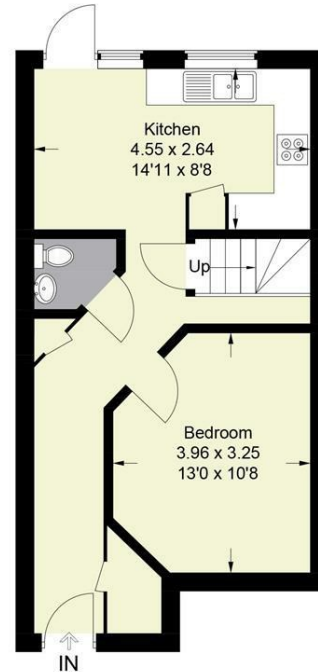




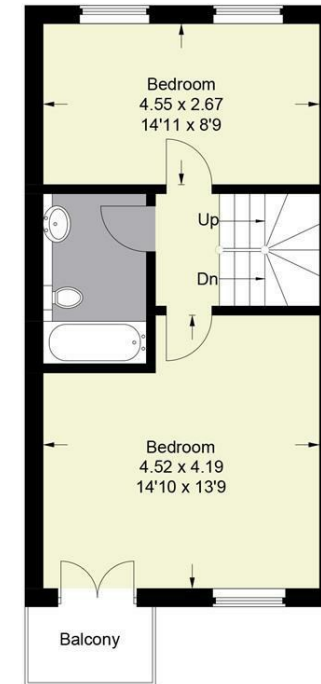




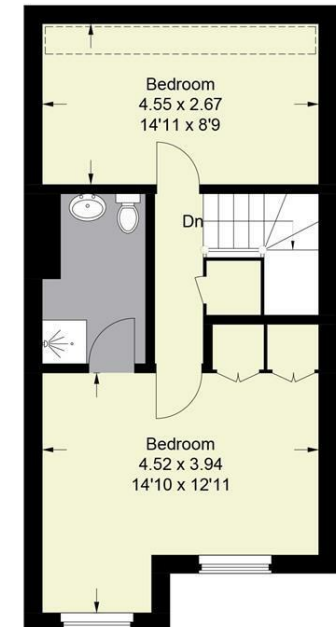
Approximate Gross Internal Area  
 Ground Floor = 40.1 sq m / 431 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Second Floor = 41.5 sq m / 447 sq ft  
 Total = 124.1 sq m / 1,335 sq ft



**Ground Floor**



**First Floor**



**Second 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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