



**TO LET**

**Totteridge Avenue, High Wycombe**  
**£1,550 pcm + security deposit**

**Excellent two bedroom terraced Victorian house - short walk to town and trains.**

- Terraced Victorian property
- Town centre - short walk to trains
- Pleasant rear garden with shed
- Two double bedrooms
- Ensuite bathroom + WC downstairs
- Gas Central Heating
- Double glazing
- Open plan living/dining room
- Zero deposit renting available
- Bath and shower



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security deposit**

Totteridge Avenue,  
High Wycombe,  
Bucks  
HP13 6XJ

>> Key Features

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We are very pleased to bring to the market this excellent two bedroom Victorian terraced house.

Living Space: Large open-plan living/dining room with wood flooring.

Kitchen: Modern finish with appliances (please ask for details).

Bedrooms: Two generous double bedrooms. Main bedroom with built in shelving.

Bathrooms: Upstairs, ultra-modern ensuite bathroom (bath + separate shower) + downstairs WC.

Exterior: Low-maintenance private rear garden with shed & permit parking.

Comfort: Full double glazing and gas central heating throughout.

Location: Prime HP13 location, walking distance to the town centre and train station.

NB - The loft space is not available. There is not terrestrial TV aerial at this property. Flexibility with furnishings.

## £1,550 pcm + security deposit

ENERGY EFFICIENCY RATING GRADE C. COUNCIL TAX BAND C.  
(Buckinghamshire County Council).

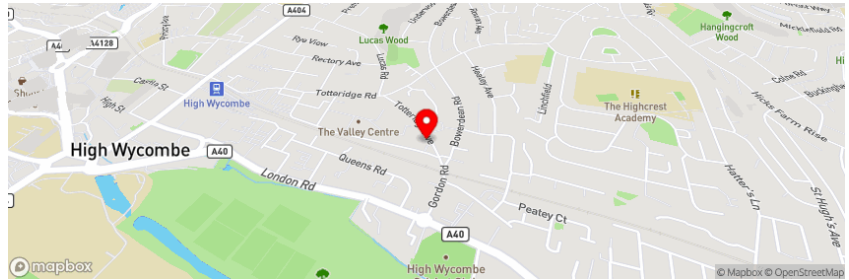
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





## Directions



Certificate Number : 8600-8347-5322-1296-2503

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8600-8347-5322-1296-2503>

## Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.