



Connells

Hithercroft Road
High Wycombe

Hithercroft Road
High Wycombe HP13 5RD

for sale offers in the region of
£375,000



Property Description

An excellent investment opportunity to acquire a three-bedroom terraced home with a long-term tenant in situ, offering investors the benefit of an established tenancy and continuity from completion. The tenant has occupied the property for several years, making this an attractive turn-key addition to a buy-to-let portfolio.

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

Conveniently located close to High Wycombe town centre, the property is well placed for local amenities, schools and excellent transport links, including High Wycombe railway station and the M40 motorway.

This is an excellent opportunity to secure a well-located investment property with an established tenant already in place.

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)

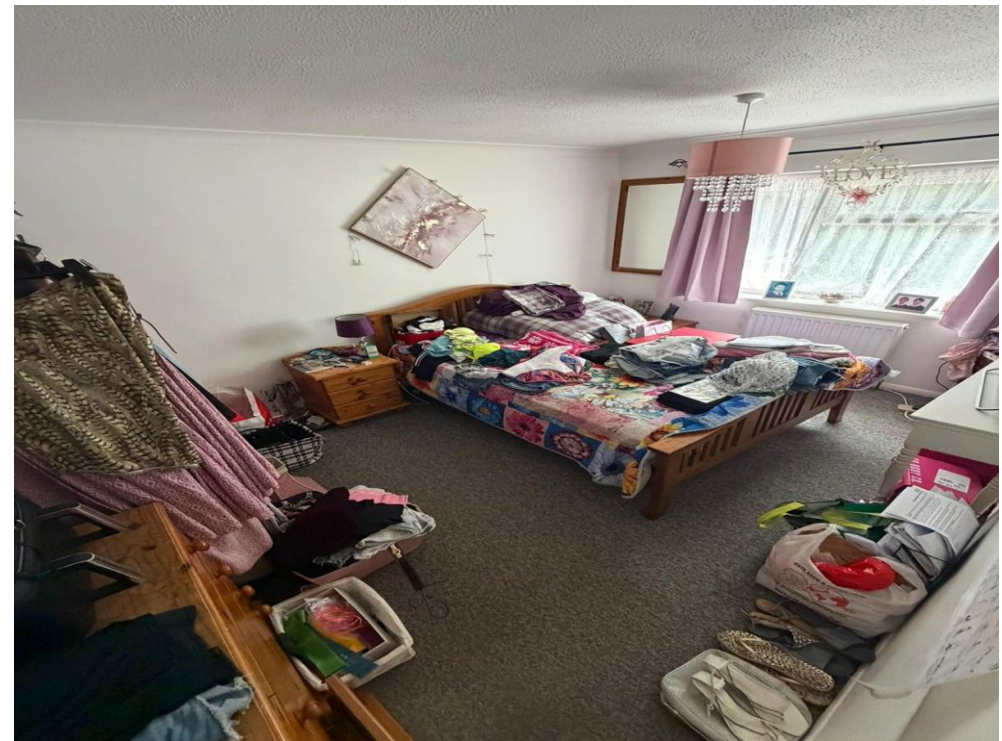
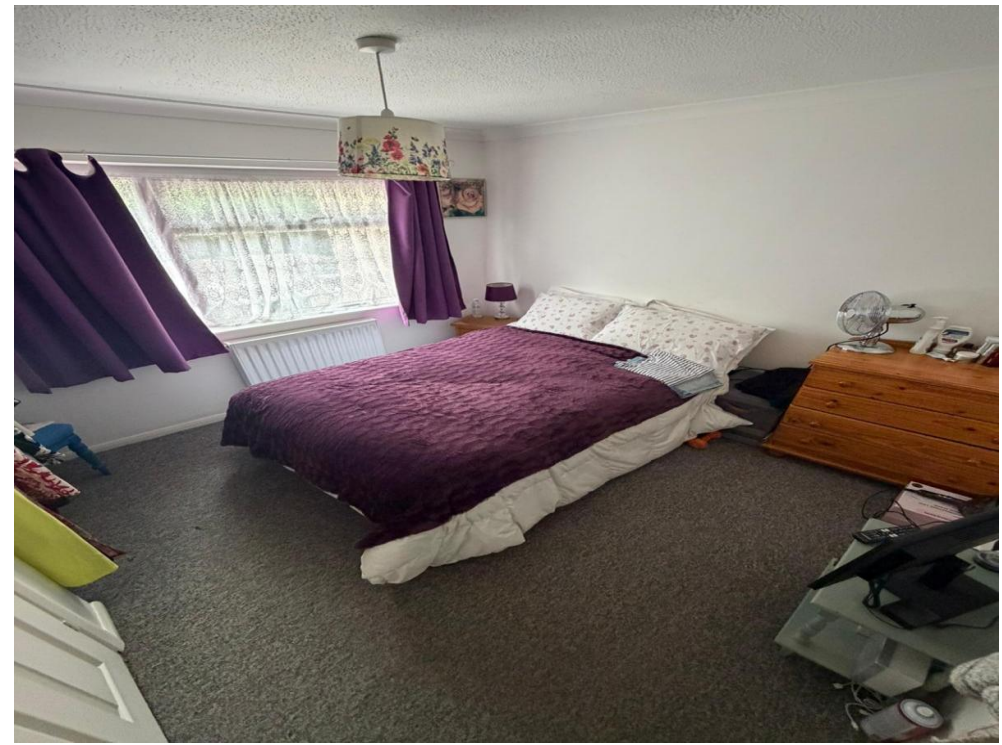
Bathroom

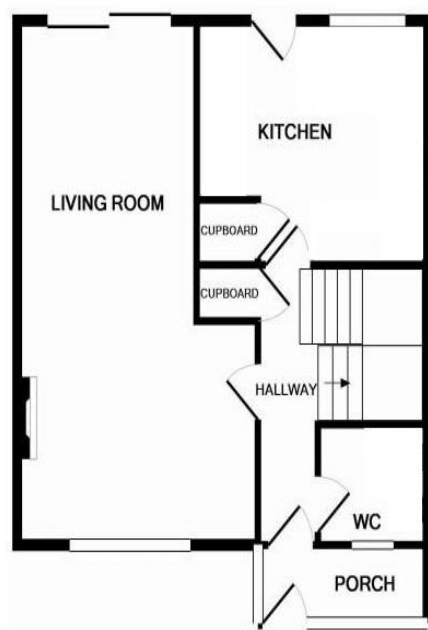
4' 5" max x 8' 10" max (1.35m max x 2.69m max)

Agents Note

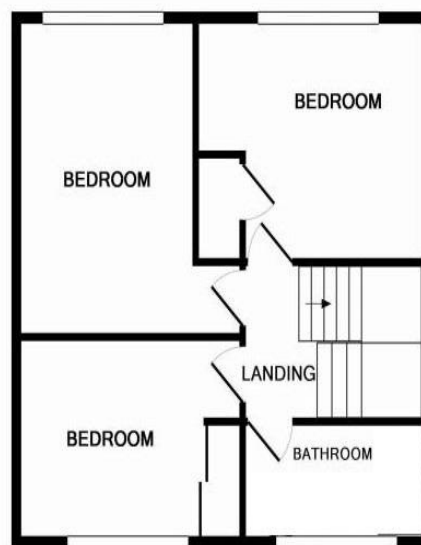
AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

Tenure: Freehold

view this property online [connells.co.uk/Property/WYC313682](https://www.connells.co.uk/Property/WYC313682)



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.

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