



Estate Agents  
**Hurst**

85 Roberts Road, High Wycombe, Bucks, HP13 6XD  
£550,000

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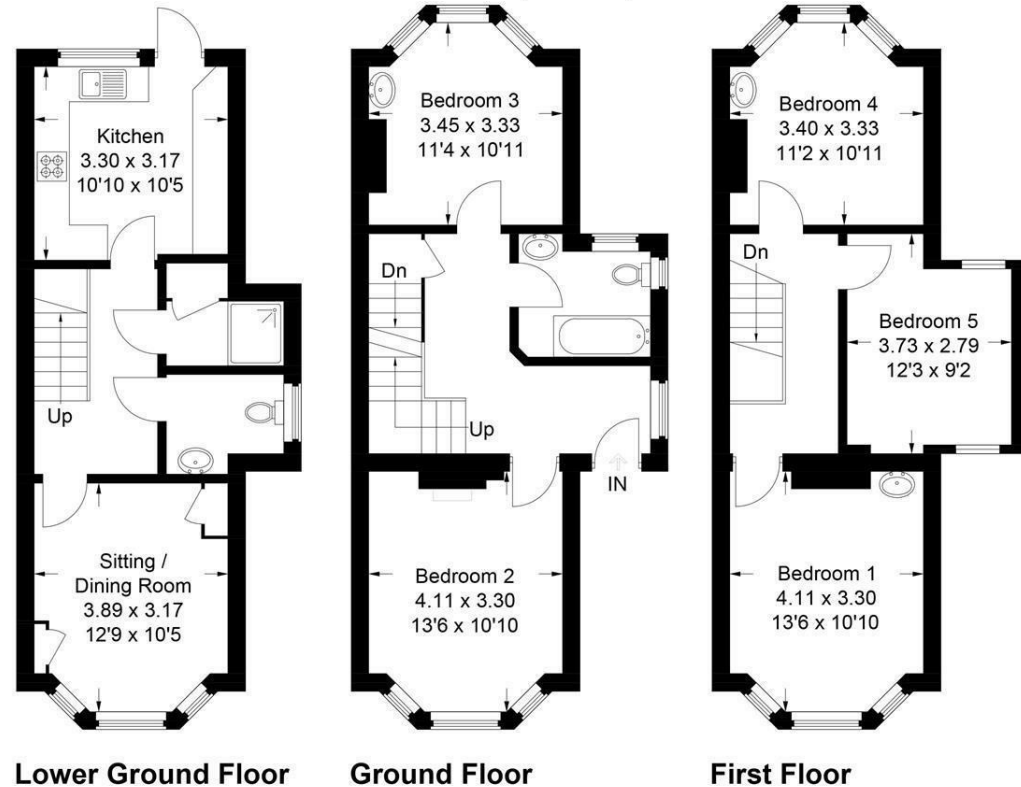
Located just a few minutes walk of High Wycombe town centre and mainline railway station is this five bedroom, HMO licensed, Victorian semi detached house in good condition throughout. The accommodation comprises; entrance hall, downstairs toilet, sitting/ dining room, spacious modern kitchen, shower room, five double bedrooms and modern bathroom. The property further benefits; driveway parking for up to two cars, well maintained rear garden and stunning views over the town. This is being sold as an ongoing HMO concern with tenants in situ generating a yield of % per annum.

**HMO LICENSED  
FIVE DOUBLE BEDROOMS  
COMMUNAL ROOM  
MODERN KITCHEN  
BATH & SHOWER ROOMS  
DOWNSTAIRS TOILET  
WALK OF TOWN  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
DRIVEWAY PARKING**





Approximate Gross Internal Area  
 Lower Ground Floor = 38.1 sq m / 410 sq ft  
 Ground Floor = 42.1 sq m / 453 sq ft  
 First Floor = 41.3 sq m / 445 sq ft  
 Total = 121.5 sq m / 1308 sq ft



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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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