



Hughenden Road
High Wycombe
Buckinghamshire
HP13

Offers In Excess Of £435,000

bettermove

Hughenden Road

High Wycombe

Bettermove are proud to present this 3 bedroom semi-detached house in High Wycombe. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

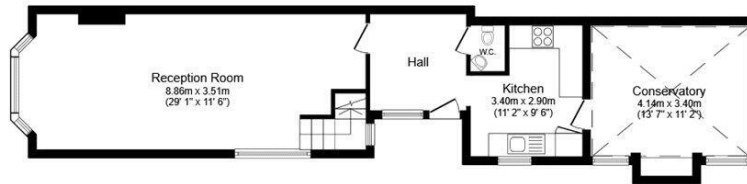
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living/dining room, conservatory, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, which has access to the summer house, perfect for enjoying the summer months.

Located in the popular town of High Wycombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from High Wycombe train station (1.1 miles), variety of bus routes and the M40.

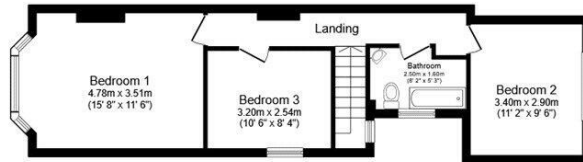
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





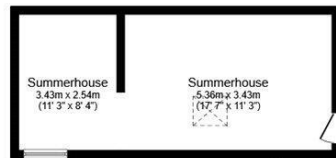
Ground Floor

Floor area 62.7 sq.m. (675 sq.ft.)



First Floor

Floor area 47.4 sq.m. (511 sq.ft.)



Outbuilding

Floor area 28.4 sq.m. (306 sq.ft.)

Total floor area: 137.9 sq.m. (1,486 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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