

Fords.

SALES | LETTINGS | NEW HOMES





85 Totteridge Avenue, High Wycombe, HP13 6XG

Student Property

This three bedroom (based on an individual room let) semi-detached property is offered in good condition throughout comprising entrance hall, reception room, modern kitchen, three bedrooms and a modern shower room. The property has UPVC double glazing, gas central heating, front and rear gardens, residents permit parking and is situated within walking distance of High Wycombe town centre., railway station and Bucks New University.

*THE RENT IS PER PERSON PER ROOM *THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT *

The Rent includes Gas, Electricity & Water (Subject to Fair Use)

£185 Per week

- **Bay-Fronted Semi-Detached**
- **Residents Permit Parking**
- **Side Access**
- **Recently Renovated Family Shower Room**
- **Three Double Bedrooms**
- **Gas Central Heating**
- **Spacious Rear Garden**
- **Close Proximity to Town Centre**
- **Close Proximity to University**
- **Close Proximity to Train Station**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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