



FORD & PARTNERS

ESTATE AGENTS



Room 6 2 Stuart Road, High Wycombe, Buckinghamshire, HP13 6AG

50% OFF FIRST MONTHS RENT - En-Suite Room - Available immediately

We are pleased to present this en-suite bedroom in a shared house moments away from the Rye Park. The property is centrally located and within an easy walk of the town, train station and university. The room is furnished and the rent is inclusive of gas, electricity, council tax, water, tv license and internet. The house benefits from Gas Central Heating & Double Glazing.

- **Victorian Home**
- **En Suite Bedroom**
- **Walk to Train Station**
- **Walk to Town Centre**
- **Walk to Bucks Uni**
- **Close to The Rye Park**
- **Secluded Rear Garden**
- **Bills Included**

£700 Per month

Approximate Gross Internal Area
 Lower Ground Floor = 37.5 sq m / 404 sq ft
 Ground Floor = 81.4 sq m / 876 sq ft
 First Floor = 68.1 sq m / 733 sq ft
 Second Floor = 13.7 sq m / 147 sq ft
 Total = 200.7 sq m / 2160 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

