



## Room 1, 57 Kitchener Road, High Wycombe, HP11 2SH

\* All UTILITIES & WIFI INCLUDED \*

A large double bedroom with ensuite shower room available within a shared house.

A stunning six bedroom, five bathroom property situated just a short distance from Bucks New University & Town Centre. The property comes with the added benefit of all bills & WIFI included and fully furnished.

- Large Double Bedroom within Shared House
- Modern Fitted Kitchen
- All Bills Included
- Available From December
- Ensuite Shower Room
- Garden Space
- Near to Town Centre & Bucks New University
- Available Immediately - Short Term Let!

**£950 Per month**

## Kitchener Road



Floor Plan produced for Ford & Partners ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

