

LET (MARKETING)



House - Semi-Detached

# SHELBURNE ROAD, HIGH WYCOMBE HP12 3NQ

Per Month

## £1,700 Per

### FEATURES

- Three Bedroom Semi Detached House
- John Hampden Grammar School Catchment
- Driveway Parking
- Unfurnished
- Popular Cressex Area
- Wycombe High Grammar School Catchment
- Enclosed Rear Garden
- Available Immediately



**Rye  
View**  
HOMES

# 3 Bedroom House - Semi-Detached located in High Wycombe

RyeView Homes are pleased to market this three bedroom, unfurnished, semi-detached house located in the quiet residential area of Cressex within easy access of the M40 motorway.

The property is located within catchment of both the prestigious boys John Hampden Grammar School and the girls Wycombe High grammar school, which are only minutes away. The property further provides driveway parking, entrance hall, downstairs cloakroom, separate kitchen, two reception rooms, three bedrooms and a family bathroom. Further benefits include a good sized private rear garden, double glazing and gas central heating.

Deposit - £1961.53

Council Tax Band:  
D

Summary of fees charged for lettings

Rent excludes the tenancy deposit and any other permitted payments.

Holding Deposit

The Tenant will be liable to pay an amount equal to 1 weeks rent.

Tenancy Deposit

A maximum of 5 weeks' rent.

Tenant Protection

RyeView Homes is a member of the Deposit Protection Scheme - an approved scheme. RyeView Homes is proud to be a member of the Propertymark Client Money Protection Scheme.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.






RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE



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[ryeviewhomes.com](http://ryeviewhomes.com)

**Council Tax Band**  
**D**

| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          |           | <b>84</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            |           |  |
| (55-68) <b>D</b>                            | <b>59</b> |  |
| (39-54) <b>E</b>                            |           |  |
| (21-38) <b>F</b>                            |           |  |
| (1-20) <b>G</b>                             |           |  |
| Not energy efficient - higher running costs |           |  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Rye  
View**  
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