



**Jasmine Crescent  
Princes Risborough  
Buckinghamshire  
HP27 0AB**

**Offers Over - £400,000**

A well presented three bedroom terraced home benefiting from a contemporary interior throughout, The property is located centrally within the town of Princes Risborough and is within a short walk of the town centre with excellent amenities, supermarkets, schools and transport links.

The property accommodation comprises of the following, entrance porch, good sized living room flowing through to the kitchen / dining room with door leading to the rear garden.

Upstairs you will find three good sized bedrooms and a modern family bathroom with bath and over head shower.

To the rear, a door from the kitchen leads you out to a sunny rear garden with patio area, perfect for alfresco dining during the summer months. There is also rear access.

To the front, a single garage is located approximately 20m away from the house which is great for storage. There is also an allocated parking space located directly in front of the garage.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space. The loft is a good size and could be converted into another room if required. Next door has converted the loft space and created a master bedroom with ensuite shower room. (Subject to planning).





## Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer, Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Council Tax Band – D

EPC Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		70	
(55-68) <b>D</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 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

857.98 ft<sup>2</sup>  
79.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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