



banners & babingtons

Court Close
Princes Risborough

Court Close Princes Risborough Buckinghamshire HP27 9BG

Offers Over - £500,000

A three bedroom semi-detached family home which is in need of updating throughout. The property is located down a quiet cul-de-sac within the popular town of Princes Risborough with amenities, schools, supermarkets, leisure centre and excellent transport links all within a short walk of the home.

The accommodation comprises of the following, entrance hallway leading through to a good sized living room, separate dining room with sliding door to rear garden as well as a kitchen, large utility room and downstairs toilet. Upstairs you will find two good sized double bedrooms, further single bedroom and a family bathroom with bath and over head shower.

To the rear, sliding doors lead you out to a good sized, sunny, wrap around garden with patio area, perfect for alfresco dining on those warm summer evenings and access in to the garage.

To the front there is a large brick laid driveway with parking for multiple vehicles, front garden, single garage with power and side access leading to the rear garden.

The property requires updating throughout and also has the potential to extend (STPP).

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.





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.



EPC RATING - D

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		80
B	81-91		
C	69-80		
D	55-68	63	
E	49-54		
F	34-48		
G	1-33		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



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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