



6



bonners & babingtons

Bell Close
Princes Risborough

Bell Close, Princes Risborough, Buckinghamshire, HP27 0DB

Offers Over - £450,000

A three bedroom semi-detached bungalow requiring general updating, positioned within a quiet cul-de-sac centrally within the town. The property is located within the heart of Princes Risborough town and is within a short walk of the main high street with excellent amenities & transport links.

The property accommodation comprises of the following, entrance hallway linking to two double bedrooms and a family bathroom, a good sized living room with French doors opening to the sunny rear garden, dining room and a separate kitchen with waist height and eye level cupboards.

A staircase from the living room leads you to a third double bedroom which over looks the rear garden, this was originally the loft which has now been converted.

To the rear, French doors from the living room lead you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings and a single garage.

To the front you will find a pretty front garden with a driveway offering off road parking for multiple vehicles and side access leading to the rear garden and garage.

Other notable features include, mains gas central heating system and double glazed windows throughout.





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 – D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		79
(61-70)	D	55	
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
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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