



## Hill View, Great Kimble, Aylesbury, Buckinghamshire

### TO LET: £1,350 Per Calendar Month

A two bedroom end of terrace house situated in the village of Great Kimble and with 3 miles of Princes Risborough and 5 miles of Aylesbury. UNFURNISHED. EPC Band D. CONTACT B&B LETTINGS.

- END OF TERRACE
- VILLAGE LOCATION
- GREAT TRANSPORT LINKS NEARBY
- DECKED GARDEN
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- ALLOCATED OFF STREET PARKING

#### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

#### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

**Description:**

A two bedroom end of terrace house in the village of Great Kimble.

Accommodation comprises;

**GROUND FLOOR**

Living room  
Kitchen with appliances  
Conservatory

**FIRST FLOOR:**

Two double bedrooms (One with built in wardrobes)  
Family bathroom with electric shower over the bath

The property also benefits from a decked garden and allocated off street parking.

Great Kimble is a village at the foot of the Chiltern Hills and situated close to areas of outstanding natural beauty. Within the village there is a public house, a primary school and train station. The market town of Princes Risborough is within 3 miles and Aylesbury 5 miles. There are numerous countryside walks and bridleways in the area.

There is easy access to the M40 motorway (Junctions 4 or 6) and for the commuter a halt at Little Kimble gives access to Princes Risborough station which provides a mainline service to London, Marylebone in approximately 36 minutes.

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band D

**Terms:**

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

**Restrictions:**

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

**Holding Deposit:**

Equivalent to one weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions:**

Viewings strictly via the agents:  
Bonners and Babingtons  
**01844 354554**

