



St. Dunstons Close, Monks Risborough, Buckinghamshire

TO LET £1,500 PCM

Unfurnished

A very well presented two-bedroom semi-detached house situated in a quiet cul de sac and within 1.0 miles of Princes Risborough town centre. Sorry, no pets. UNFURNISHED. EPC rating C. CONTACT BB LETTINGS

- CLOSE PROXIMITY TO MONKS RISBOROUGH STATION
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR TWO CARS
- MAIN BEDROOM WITH JULIET BALCONY
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN WITH PATIO AND SHED
- OPEN-PLAN LOUNGE/DINING AREA
- WITHIN 1.0 MILES OF PRINCES RISBOROUGH TOWN CENTRE
- SORRY NO PETS

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
E : lettings@bb-estateagents.co.uk

Head Office Address

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

Description:

A very well presented two-bedroom semi-detached house situated in a quiet cul de sac and within 1.0 miles of Princes Risborough town centre.

The property comprises:-

GROUND FLOOR

Entrance hall

Cloakroom

Open plan kitchen/living room with French doors to garden

FIRST FLOOR

Landing

Main bedroom with built in wardrobe and Juliet balcony

Guest bedroom with built in wardrobe

Bathroom with shower over bath

The property also benefits from an enclosed garden, which includes patio, lawn and shed. Furthermore, there is off street, driveway parking for two cars.

Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers a post office, banks, 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.

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, sorry.

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:

Bonnors and Babingtons

01844 354554

