

Ilmer, Princes Risborough, Buckinghamshire

TO LET £2,750 PCM **Unfurnished**

A charming three/four-bedroom detached house nestled in the picturesque Village of Ilmer, offering vast countryside views. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS 01844 354554

- MODERN DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- PRIVATE REAR GARDEN AND COUNTRYSIDE VIEWS
- DRIVEWAY & DOUBLE GARAGE
- LARGE LOUNGE WITH ADDITIONAL SNUG AREA
- GARDEN ROOM WITH ELECTRIC

Office Numbers:
Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
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W : www.bb-estateagents.co.uk
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Head Office Address
Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description:
A charming three/four-bedroom detached house nestled in the picturesque Village of Ilmer, offering vast countryside views.

The property comprises:

GROUND FLOOR
Entrance hall
Cloakroom
Kitchen/breakfast room (with access to garage)
Lounge with open fireplace which leads to snug area
Dining room
Office/bedroom 4

FIRST FLOOR
Main bedroom with ensuite shower room
Two double bedrooms
Family bathroom

OUTSIDE
Enjoy a large lawn, two raised decking areas, flower beds with timber sleepers and a fantastic garden room with a glass frontage.

The property also benefits from a double garage and driveway parking.

Ilmer is a Village at the foot of the Chiltern Hills, approximately 1.5 miles from Longwick. Longwick hosts a local shop and post office, a well-known and traditional public house, a sports club, a village hall and a Church of England Combined School.
Nearby is also Princes Risborough (3.5 miles) and Thame (5.1 miles) which both have a variety of shops, restaurants, and leisure facilities.
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 G

Terms:
Minimum 12-month tenancy preferred
Unfurnished
No smokers please
White goods included

Restrictions:
Pets considered

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






