



Jasmine Crescent
Princes Risborough

TIM RUSS
& COMPANY



Jasmine Crescent
Princes Risborough
Buckinghamshire
HP27 0AQ

A conveniently located three bedroom home close to the town centre with potential to improve, offered with no onward chain

£395,000



The Property

A three bedroom modern terraced home that offers tremendous potential for improvements located in the heart of Princes Risborough, just a short stroll to the high street and offered with onward chain.

The property is deceptively spacious and features to the ground floor a hallway, cloakroom, open plan living/dining room with understairs storage, kitchen with integrated appliances.

To the first floor there is the landing with cupboard housing the gas boiler and hot water tank, three bedrooms, principal bedroom with en-suite shower room and a spacious bathroom with four piece suite.

Outside

This property comes with a private south east facing garden. This is a great size and has access from the French doors, mainly laid to paving with hedging to the sides and gated access at the rear.

There is a residents parking space located under the archway nearby.

Location

The house is located on a quiet road, just a 3-minute walk from the High Street. Princes Risborough is an attractive market town offering a comprehensive range of shops and supermarkets, including a Tesco and Marks & Spencer's Food Hall. The town also has doctors and dental surgeries, a library, and a veterinary practice. The leisure centre, Risborough Springs, offers excellent gym facilities and an indoor swimming pool.

The mainline railway station is a short walk from the property and provides quick access to London Marylebone. For the commuter, the M40 (J24 High Wycombe) provides fast access to central London, the M25, M4 and Heathrow airport. Schooling in the area is highly regarded, in both public and private sectors. Princes Risborough is located near the Chiltern Hills, an Area of Outstanding Natural Beauty, with many pleasant walks and bridleways to explore.

Viewings: Strictly by appointment only.

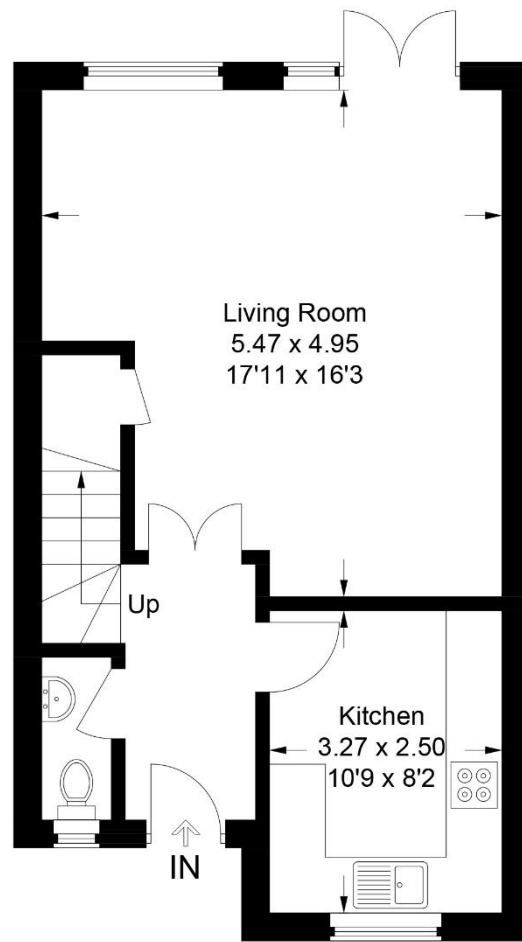
Tenure: Freehold

Council Tax: Band D

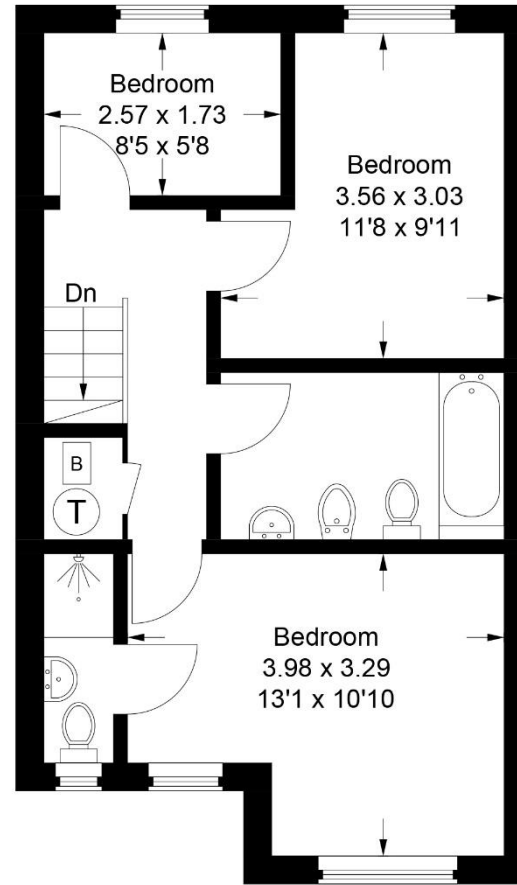
Annual maintenance fee for communal areas
£110 per annum up to September 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 41.7 sq m / 449 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Total = 83.0 sq m / 893 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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