



St Dunstans Close, Monks Risborough, Princes Risborough, Buckinghamshire, HP27 9BN

TO LET £1,450 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. UNFURNISHED. EPC rating C. AVAILABLE NOW. CONTACT BB LETTINGS 01844 354554

- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR TWO CARS
- MAIN BEDROOM WITH JULIET BALCONY
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN WITH PATIO AND SHED
- 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 936547

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. Also there is off street 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

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 Chinnor
01844 354554

