



Salisbury Close, Princes Risborough, Buckinghamshire, HP27 0JF

TO LET £2,300 pcm

Unfurnished

A recently renovated three bedroom semi detached house situated 0.25 miles from the town centre and local amenities. UNFURNISHED. EPC rating D. AVAILABLE NOW. CONTACT B&B LETTINGS 01844 354554

- RECENTLY RENOVATED
- HIGH SPECIFICATION
- GAS CENTAL HEATING
- OPEN PLAN KITCHEN / DINER
- WOOD BURNING FIRE
- OFFICE / STUDY
- UTILITY ROOM
- DOWNSTAIRS WC
- GOOD SIZED REAR GARDEN
- 0.25 MILES FROM TOWN CENTRE

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 three bedroom semi detached house situated 0.25 miles from the town centre and local amenities. The property comprises:-

GROUND FLOOR

Entrance Porch
Kitchen/dining room with breakfast bar
Living room with wood burning fire
WC
Reception room/office
Utility room

FIRST FLOOR

Landing
Main bedroom with built in wardrobes.
Guest bedroom
Single bedroom
Family bathroom with separate shower cubicle and bath.

To the rear, a door from the utility room leads you out to a good sized sunny rear garden with an elevated terrace with views over looking the town. At the bottom of the garden there is also an entertaining area which has power and at some point could be fully converted into a cabin or self contained room with multiple uses.

To the front, a front garden and concrete driveway offering off road parking for 2/3 cars as well as on street parking and a single garage with power.

Other notable features include, mains gas central heating system (new boiler installed), new radiators installed, double glazed windows throughout, EV charging point and loft storage.

The attractive market town of Princes Risborough offers a post office, 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 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 Chinnor
01844 354554

