

Princes Risborough

4 Lacemakers Court | Princes Risborough | Bucks | HP27 0BY



Offers over £325,000

ACCOMMODATION

Entrance hall with stairs to first floor
Ground floor double bedroom
En suite shower room to bedroom
Open plan sitting / kitchen on 1st floor
Recently refitted kitchen with appliances
Spacious sitting room area
Second bedroom situated on 2nd floor
En suite bathroom to 2nd bedroom
Allocated parking space to front
Situated in the heart of the town centre



An immaculately presented two bedroom two storey town house set over three floors and situated in a small development in the heart of Princes Risborough. The property has been refurbished to a high standard by the current owner who has added a contemporary kitchen with integrated appliances and breakfast bar.



The reception hallway has a staircase to the first floor and door opening into a ground floor double bedroom with ensuite shower room and cupboard housing the boiler. On the first floor there is a light and spacious open plan sitting room / kitchen area with integrated appliances and breakfast bar. On the second floor there is a further double bedroom with en suite bathroom. Externally there is an allocated parking space for one car.

KEY FEATURES

- A two storey town house conveniently situated in the town centre
- A small private development with allocated parking
- Modern and contemporary refitted kitchen with integrated appliances
- Breakfast bar along one wall allowing ample space for dining
- Close to the bustling High Street and local amenities and sports centre
- Walking distance to the train station giving access to London Marylebone
- Service charge of £27 per month including buildings insurance



Situation

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

Local Authority – Buckinghamshire Council

Council Tax - c

EPC - C

4 Lacemakers Court

Approximate Gross Internal Area


Ground Floor = 27 sq m / 289 sq ft

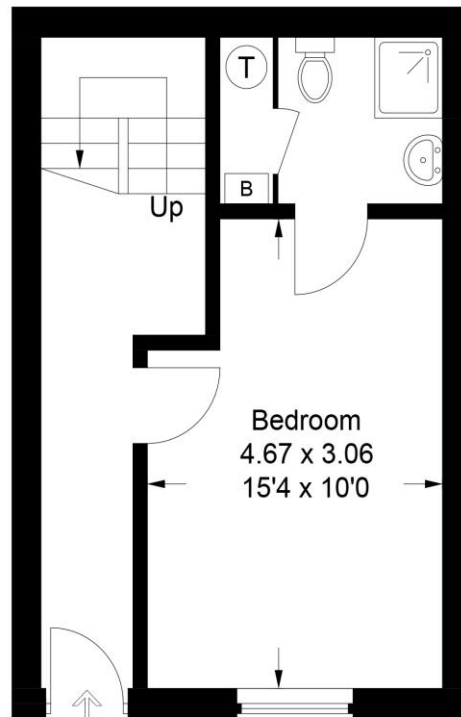
First Floor = 27 sq m / 288 sq ft

Second Floor = 18 sq m / 194 sq ft

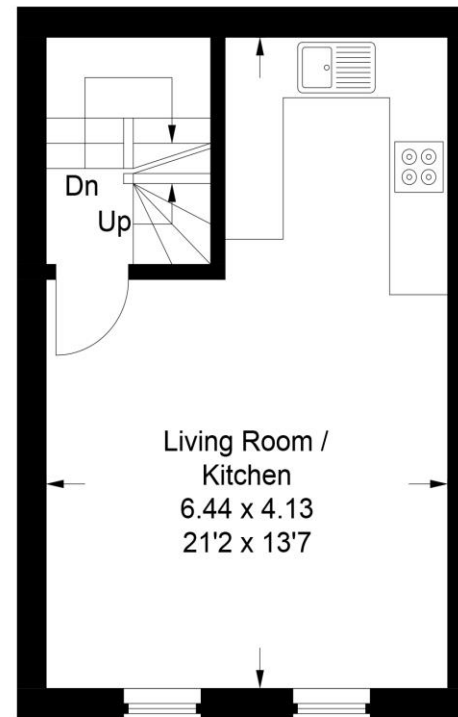
Total = 72 sq m / 771 sq ft



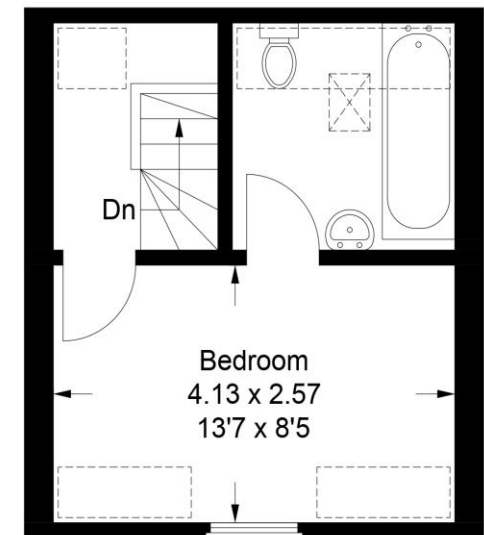
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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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