



New Road, Princes Risborough - HP27

Offers Over £500,000

 **TIM RUSS**
& Company



- Three bedroom family home
- Close to town centre & mainline railway station
- Bright & airy accommodation
- Open plan living / dining room
- Private rear garden & driveway parking



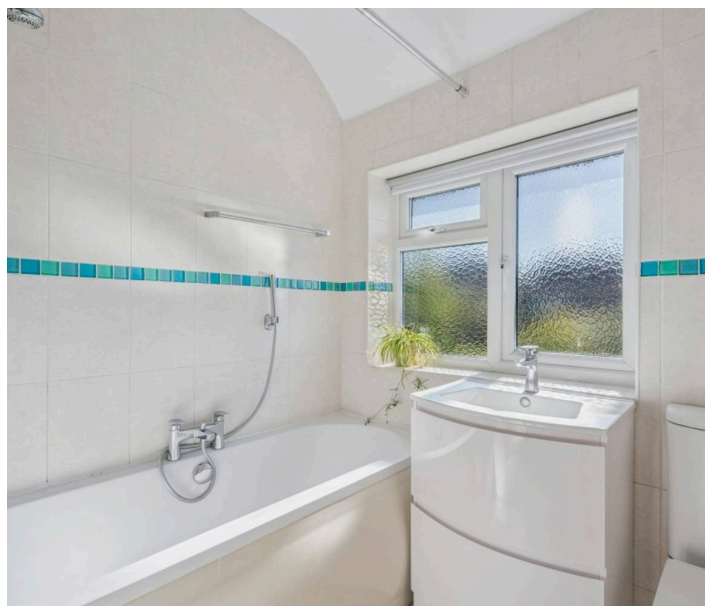
This well presented three bedroom home is ideally located within easy reach of Princes Risborough town centre and the mainline station, offering excellent access to local amenities and transport links. The ground floor features a bright and airy open plan living and dining area, along with a modern, well equipped kitchen. Upstairs, there are three well proportioned bedrooms and a functional family bathroom. Outside, the property benefits from a private rear garden and driveway parking to the front. A comfortable and spacious home in a highly convenient location.

Council Tax band: D

Tenure: Freehold

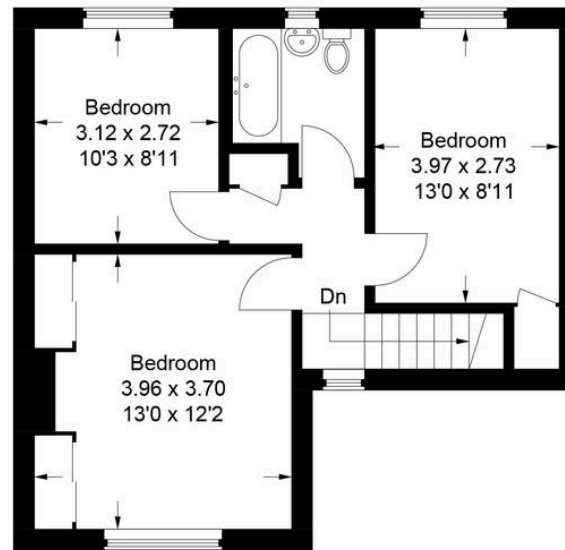
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

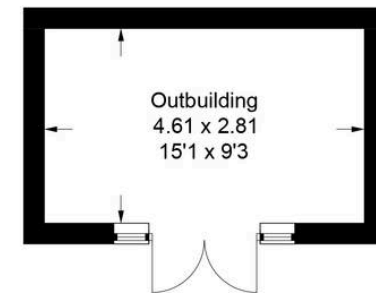




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

10 New Road

Approximate Gross Internal Area
 Ground Floor = 58.8 sq m / 633 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Outbuilding = 13.1 sq m / 141 sq ft
 Total = 117.4 sq m / 1,264 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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Tim Russ and Company

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