



30 Abbots Way, Monks Risborough - HP27 9JZ

Guide Price £160,000

 **TIM RUSS**
& Company



30 Abbots Way

Monks Risborough, Princes Risborough

- Two bedroom
- First floor
- Garage
- Convenient location
- Potential for modernisation
- Chain free



30 Abbots Way

Monks Risborough, Princes Risborough

Spacious two-bedroom first-floor maisonette in Monks Risborough with garage, near shops and rail. Ideal for first-time buyers or investors. Needs modernisation. Own entrance and staircase.

A spacious **two-bedroom first-floor maisonette** located in a peaceful cul-de-sac in **Monks Risborough**, just a short stroll from local shops and rail links. Set on the first floor with its own front door and staircase access, this home offers a well-proportioned layout with excellent potential for modernisation and improvement throughout.

The property comprises a **generous living/dining room**. There's a **separate kitchen** ready for updating to modern standards, along with a **family bathroom**. Two **good-sized bedrooms** provide comfortable accommodation.

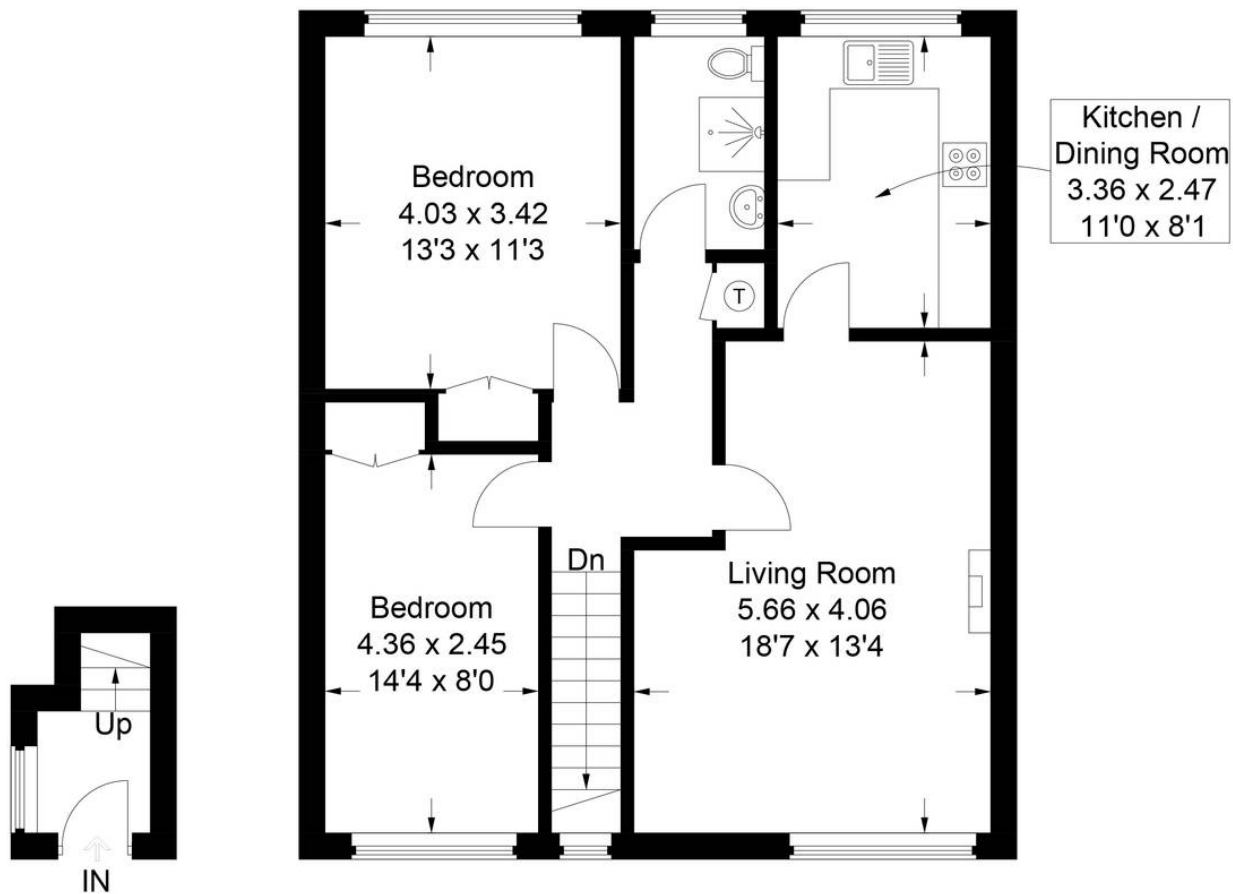
Externally, the maisonette benefits from a **garage in a nearby block**, offering valuable secure parking and storage - a real asset in this location.

The convenient setting close to local amenities, village walks, and commuter rail services make this an ideal **first-time buy or investment opportunity**. With some **cosmetic updating and modernisation**, this property offers excellent scope to create a comfortable contemporary home with added value.

Council Tax band: C

Tenure: Leasehold





Ground Floor

First Floor

30 Abbots Way

Approximate Gross Internal Area
 Ground Floor = 2.7 sq m / 29 sq ft
 First Floor = 70.0 sq m / 753 sq ft
 Total = 72.7 sq m / 782 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.