

38 Bell Street

Princes Risborough | Bucks | HP27 0AD



Price £595,000

ACCOMMODATION

A unique Victorian house with shop front
Spacious sitting room on first floor
Kitchen and separate dining room
Down stairs cloakroom and utility rooms
Two well appointed double bedrooms
Family bathroom with shower cubicle
Shop frontage onto Bell Street
Delightful rear gardens & detached garage
Walking distance to the High Street
Potential to reconfigure subject to consent



This unique property is currently a spacious two bedroom Victorian property with pleasant gardens to the rear as well as a detached garage and gardens. There is an entrance porch on the ground floor which opens into a well appointed hallway with cloakroom and separate utility room as well as versatile snug / office and staircase. On the first floor there is a good sized sitting room and separate dining room as well as the kitchen which has an ample range of base and wall units with built in double oven and spaces for appliances.



There are two good sized double bedrooms to the front aspect as well as a family bathroom with separate shower cubicle. On the ground floor to the front of the property is a shop which is currently being used by a kitchen designer and further details about the lease of the shop and rent are available via Colombs. Externally the gardens to the rear are enclosed with areas of lawn and flower borders as well as a part walled area of garden that in times gone by had been used as a productive vegetable garden. There is driveway parking leading to the detached garage.

KEY FEATURES

- Two bedroom Victorian property in centre of Princes Risborough
- Well appointed versatile and flexible accommodation with shop frontage
- Potential to reconfigure into detached house subject to planning consents
- Ideally located for the shops, local amenities and mainline train station
- Delightful rear garden with driveway and detached garage
- Within easy walking distance of popular local schools and bus service
- Please call Colombs on 01844 214421 to arrange a suitable time to view.



LOCATION

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 – Wycombe Council

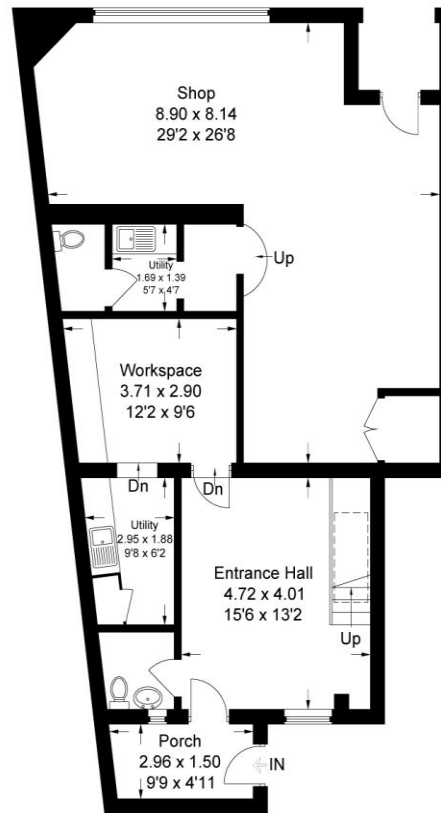
Council Tax - E

EPC - C

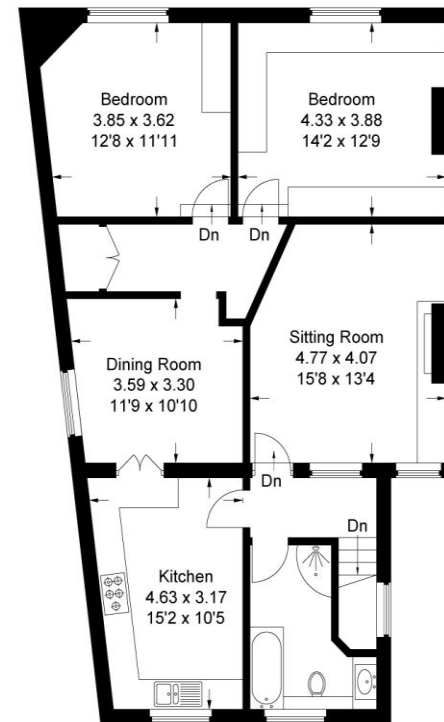
Approximate Gross Internal Area
Ground Floor = 43.4 sq m / 467 sq ft
First Floor = 100.1 sq m / 1,077 sq ft
Shop = 57.2 sq m / 616 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 215.2 sq m / 2,316 sq ft



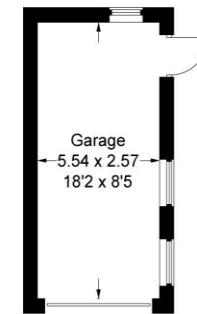
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.