



34 Bell Street, Princes Risborough - HP27 0AD

In Excess of £300,000

 **TIM RUSS**
& Company

34 Bell Street

Princes Risborough

Presenting a charming two double bed cottage in Princes Risborough. Conveniently close to town centre and amenities. Features modern kitchen, courtyard garden, and stylish family bathroom. Chain free.

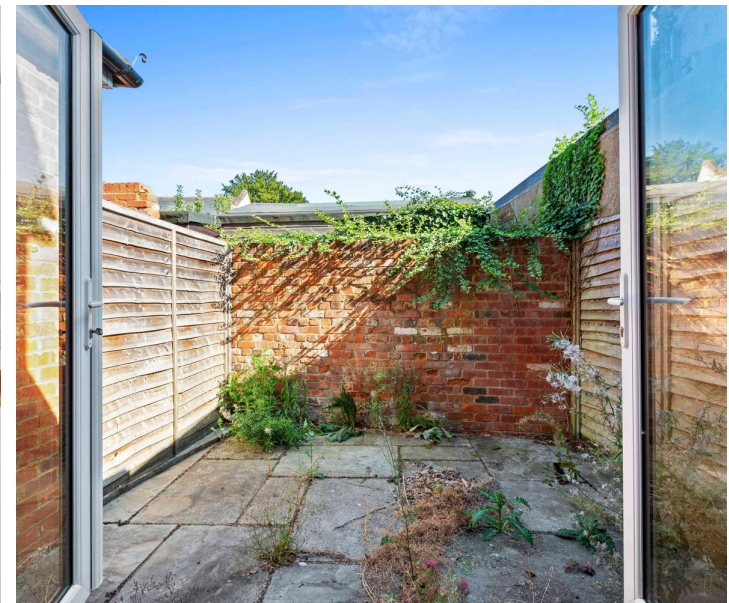
This well presented two double bedroom cottage is ideally located in the heart of Princes Risborough, just a short stroll from the town centre and its array of shops, cafes, and transport links. Thoughtfully maintained throughout, the property offers a comfortable and inviting living space with a modern kitchen diner that opens onto a charming courtyard garden, perfect for outdoor dining and relaxing. The accommodation includes two double bedrooms and a stylish family bathroom. The home is also chain free.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

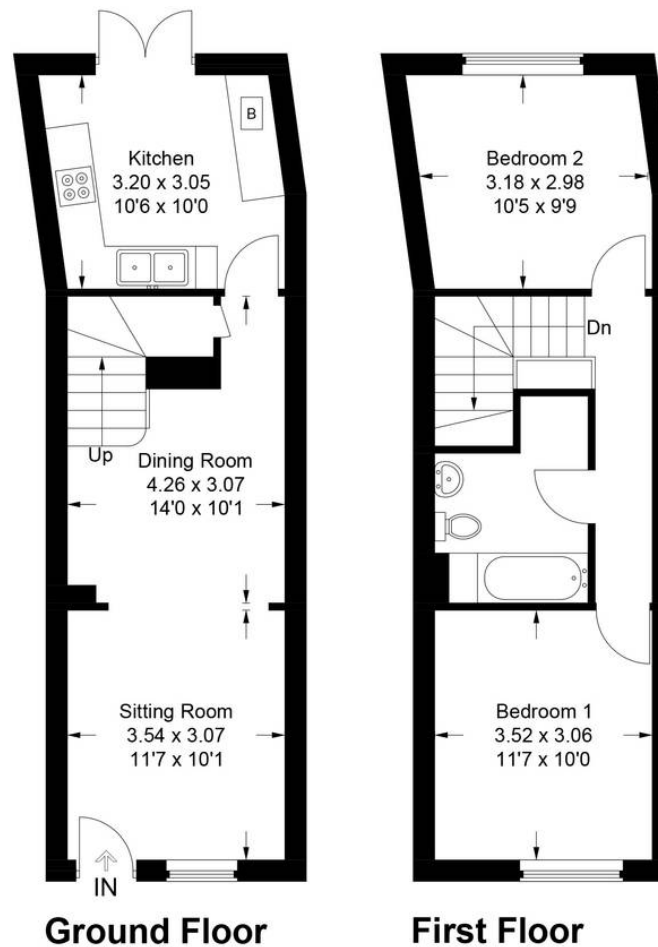
EPC Environmental Impact Rating: C





- Town centre location
- Two bedrooms
- Well presented
- Spacious accommodation
- Courtyard garden





Ground Floor

First Floor

34 Bell Street

Approximate Gross Internal Area
 Ground Floor = 33.0 sq m / 355 sq ft
 First Floor = 32.0 sq m / 345 sq ft
 Total = 65.0 sq m / 700 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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