



JNP

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For Sale

Place Farm Way, Monks Risborough, Princes Risborough, HP27 9JY

OIEO £385,000 *Freehold*

Three Bedroom Semi Detached House With No Upward Chain

- Three Bedrooms
- Walk To Primary School
- Access To Amenities
- Garage & Parking
- Scope To Extend (STPP)
- Some Modernisation Required
- Enclosed Rear Garden
- Previous Planning 10/05842/FUL
- Refitted Modern Shower Room
- EPC EER: C



Requiring some modernisation and with plenty of scope to improve and extend (STPP) is this well placed home set on a pleasant pedestrian walkway. The house is located within a short walk of local shops and primary schooling and comes benefits from a modernised shower room, off road parking and a single garage to the rear.

Council Tax Band D
EPC EER: C

Monks Risborough is a pretty and sought after area located to the north of Princes Risborough. The property is well placed for a whole host of facilities and amenities.

Princes Risborough is a popular and thriving small market town located on the foot of the Chiltern Hills. The town centre retains a good number of shops to include a Tesco Superstore and a Marks & Spencer Food Hall. There are leisure facilities at Risborough Springs (a short stroll from the property) along with both private and public schools. The town is very well served with the local train line that provides a fluent and frequent service to London (Marylebone), Aylesbury and Oxford.

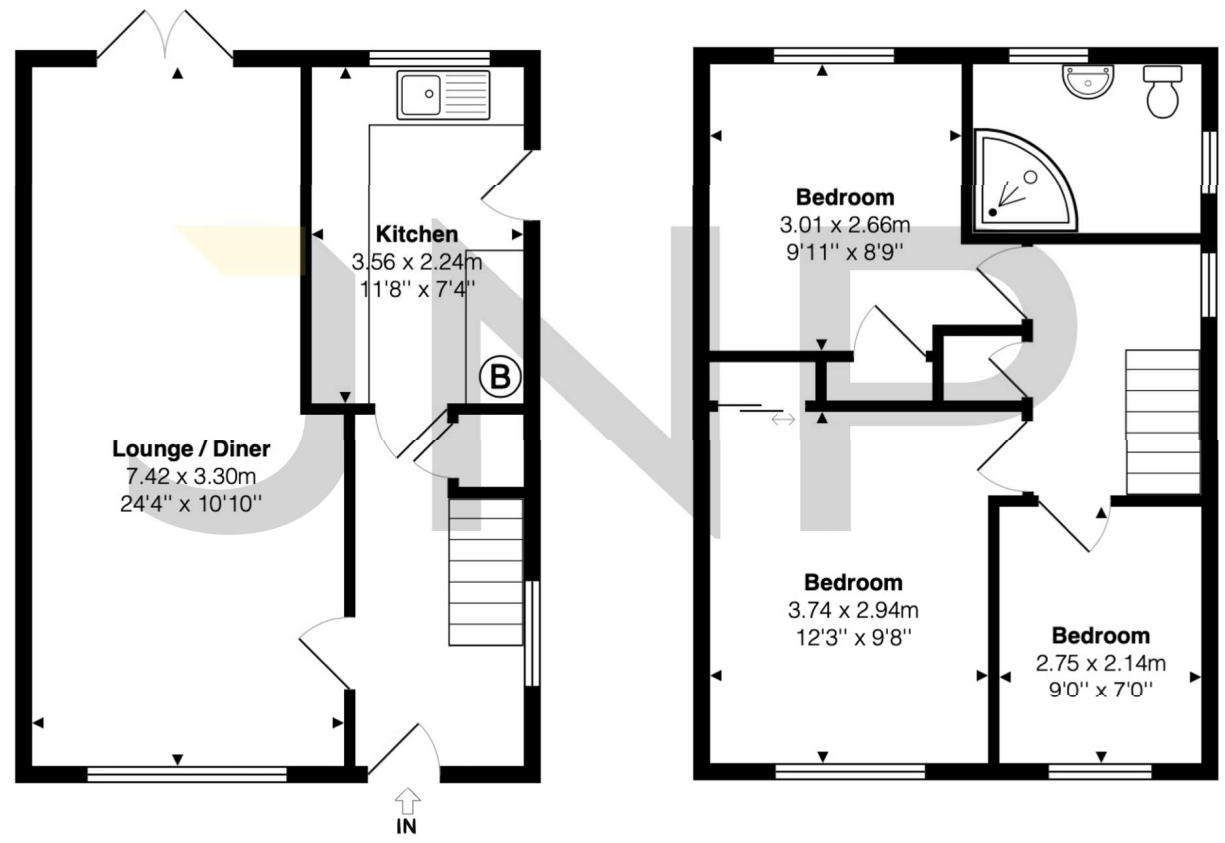
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.





Place Farm Way, Monks Risborough, Princes Risborough, Buckinghamshire, HP27 9JY

This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Princes Risborough (JNP)
01844 345666
riz@jnp.co.uk

1 Market Square
Princes Risborough, Buckinghamshire, HP27
0AP



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