



38 Bell Street

| Princes Risborough | Buckinghamshire | HP27 0AD





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Williams Properties are excited to welcome to the market this unique property, nestled in the charming town of Princes Risborough. This mixed commercial and residential property on Bell Street presents a unique opportunity for both living and business. The house boasts two generously sized double bedrooms, a spacious open plan lounge/diner, kitchen, bathroom, entrance room, downstairs cloakroom, office space and utility, with the commercial side consisting of a generously sized shop front and a kitchen space. Outside consists of a gated driveway and garage within an wrap around garden.

Guide price £575,000

## Princes Risborough

Princes Risborough is a very attractive small market town with plenty to offer. There is a Post Office, a Leisure Centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury, and Oxford all within easy reach.

## Council Tax

Band E

## Local Authority

Buckinghamshire Council

## Services

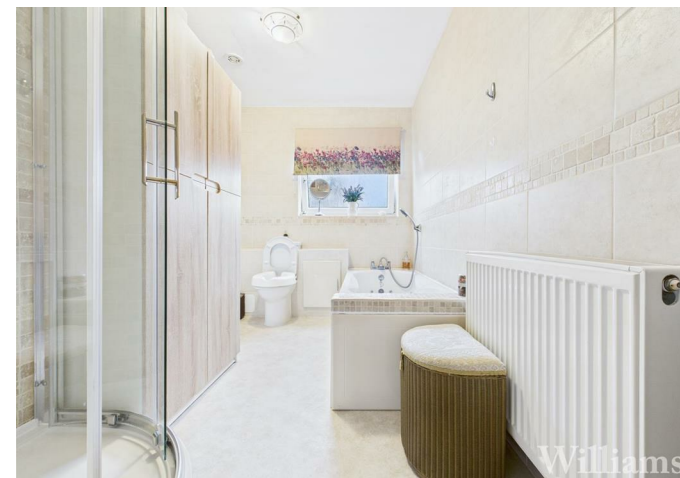
All main services available

## Entrance Porch

Entrance to the house side can be found through the rear garden and features tiled flooring, windows surrounding, an inset storage cupboard, light to the ceiling and door to the entrance room.

## Entrance Room

This entrance room features a window to the front aspect, wood effect flooring, pendant light to the ceiling, stairs rising to the first floor and doors to the office, utility and cloakroom.







- Currently Mixed Commercial / Residential Property
- Gated Garage & Driveway
- Spacious Reception Areas
- Two Double Bedrooms
- Wrap Around Garden
- Semi Detached Property

#### **Cloakroom**

This downstairs cloakroom features a frosted window, half height tiling to the walls, tiled flooring, a pendant light to the ceiling, low level w/c and a hand wash basin with a mixer tap.

#### **Utility**

This utility room is composed of tiled flooring, an inset storage cupboard, bar light to the ceiling, wall mounted radiator, doorway to the office and a range of wall and base mounted units with an inset basin with a mixer tap and draining board.

#### **Office Space**

This office space features a light to the ceiling, a wall mounted radiator, wall and base mounted units and ample space for office room furniture.

#### **Landing**

This first floor landing features carpeted flooring, a pendant light to the ceiling, window to the side aspect, a wall mounted radiator and doors to the kitchen, bathroom and lounge/diner.

#### **Bathroom**

This bathroom is comprised laminate flooring, fully tiled walls, a fitted light to the ceiling, wall mounted radiator, frosted window, low level w/c, a hand wash basin with a mixer tap, a panelled bathtub with a handheld shower and mixer tap and an enclosed shower unit.





There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Monks Risborough station offers an excellent mainline rail service into London Marylebone in around 55 minutes.



**Kitchen**

This kitchen is comprised of tile effect flooring, a window to the rear aspect, a fitted light to the ceiling, wall mounted radiator and a range of wall and base mounted units including an inset gas hob, extractor and double oven.

**Lounge / Diner**

This spacious lounge/diner is comprised of carpeted flooring, fitted lights to the walls and a pendant light to the ceiling, windows to the rear and both side aspects, an exposed brick fireplace, two wall mounted radiators, ample space for dining and living room furniture, and a archway leading to a hallway with doors to the bedrooms.

**Hallway**

A hallway comprising of two wall mounted radiators, a pendant and studio spotlights to the ceiling, a storage cupboard, carpeted flooring and doors to both bedrooms.

**Bedroom Two**

Bedroom two is comprised of carpeted flooring, a window to the front aspect, a wall mounted light, a wall mounted radiator, loft hatch and space for a king sized bed and other bedroom furniture.

**Master Bedroom**

The master bedroom is comprised of carpeted flooring, dual aspect windows to the front and side aspects, fitted lights to the wall, inset wardrobes & dressing tables and space for a double bed.

**Shop**

Enter through the front door into the shop consisting of wood effect flooring, studio spotlights to the ceiling, wooden beams overhead, windows to the front, a doorway to a shop kitchen and storage cupboard.

**Garden**

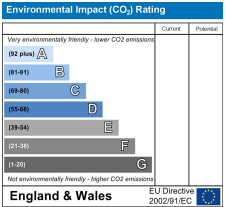
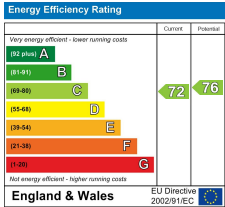
This enclosed wrap around garden features three sections including a concrete and shingle pathway to the house front door, multiple flowerbeds, a gate to the vegetable patch and lawn to the remainder.

**Garage & Driveway**

There is a single garage with an up and over door, windows to the side aspect and a fitted light to the ceiling, a driveway ahead with a gated entrance.

**Buyer Notes**

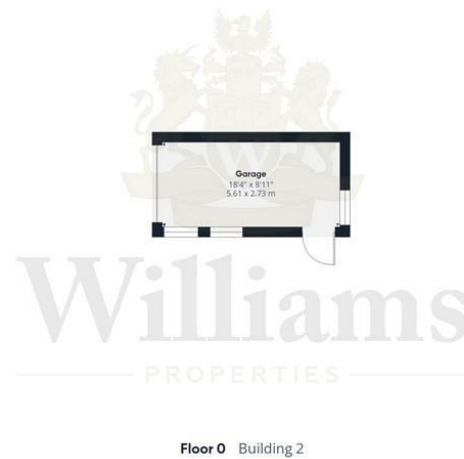
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Approximate total area<sup>m</sup>

2191 ft<sup>2</sup>

203.6 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.