



Trilogy, 38 Bell Street

Princes Risborough

£575,000



Williams



## Trilogy

38 Bell Street, Princes Risborough

Unique mixed-use property in Princes Risborough with 2 double bedrooms, spacious living areas, shop front, office, gated driveway, garage, and wrap-around garden.

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

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### 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.

### 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

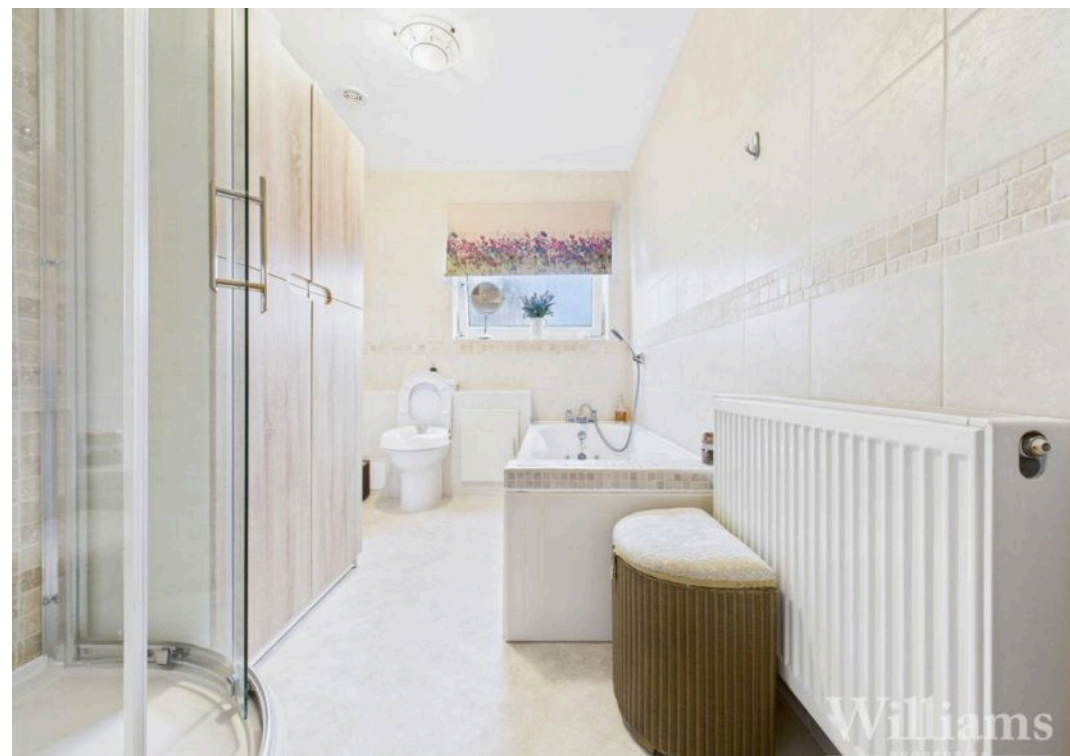
This first floor landing features carpeted flooring, a pendant light to the ceiling, window to the side aspect, a wall mounted radiator and doors to the kitchen, bathroom and lounge/diner.

### 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.

### Kitchen









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### **Kitchen**





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</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 not to scale. This floor plan is intended for illustration only.

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