

# Thame

18 Swan Walk | Thame | Oxon | OX9 3HN



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O.I.E.O. £290,000

## ACCOMMODATION

A delightful two bedroom house in Thame  
Ideally situated in the heart of the town  
Sitting room with sunny front aspect  
Kitchen with large understairs cupboard  
Rear hallway with door to courtyard  
Large coats cupboard & stairs to first floor  
Good sized double bedroom & single room  
Bathroom on first floor with shower  
Southerly facing courtyard to front aspect  
Small communal courtyard to rear



A lovely two bedroom terraced house situated in the centre of Thame within a small development of houses in Swan Walk. The property has a courtyard garden to the front with parking space. There is a storm porch to the front door opening into the sitting room. The kitchen has a range of units and built in cooker & hob. There is a rear hall with door to small communal rear courtyard and stairs to first floor leading to a good sized main bedroom & a single bedroom as well as a shower room. OFFERED FOR SALE WITH NO ONWARD CHAIN



## KEY FEATURES

- An ideal opportunity to purchase a two bed property in Thame centre
- Built in 1987 and set in a small development of houses in Swan Walk
- Southerly facing aspect to the front with courtyard area and parking space
- Short walk to the Town Centre and amenities through Swan Walk
- Leasehold property with 88 years remaining on the lease
- Please call Colombs on 01844 214421 to arrange a suitable time to view



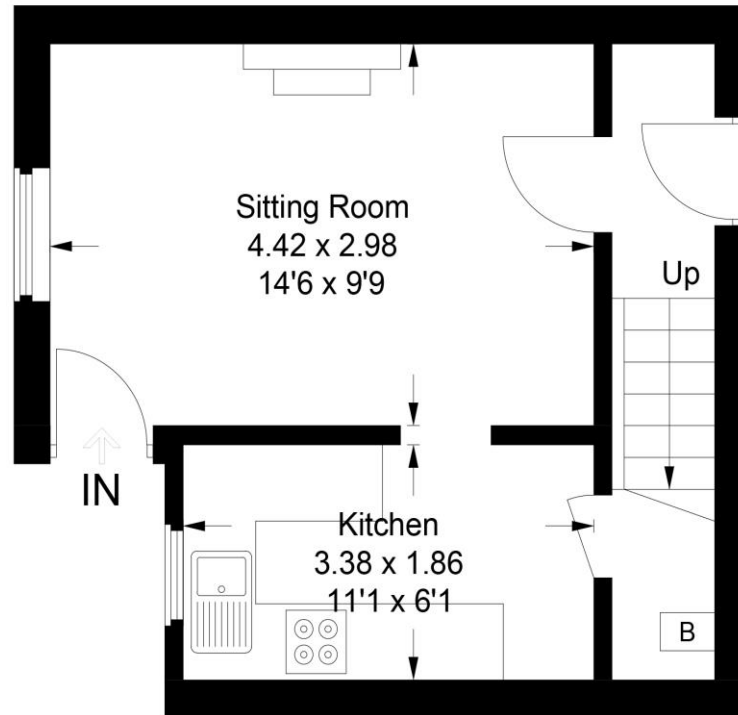
# THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

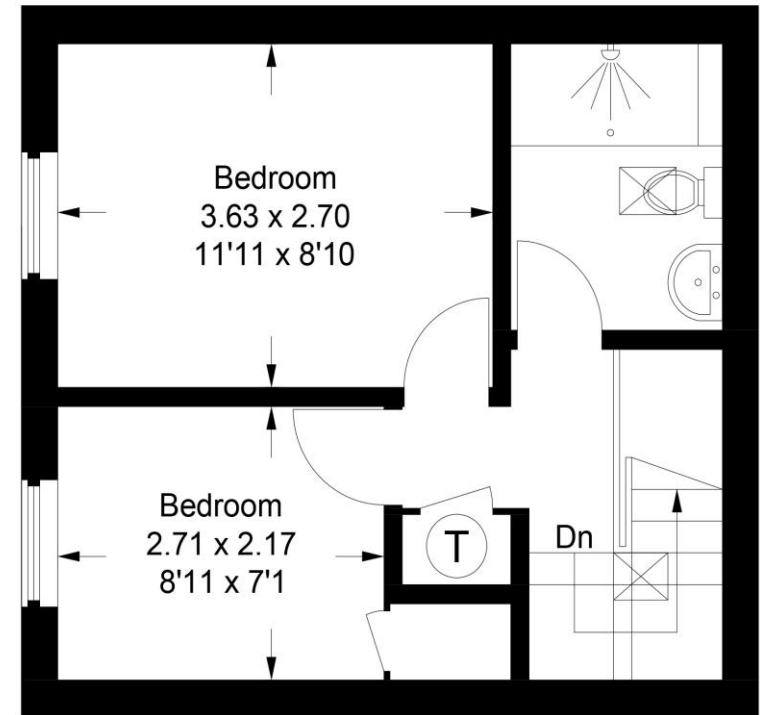
Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Approximate Gross Internal Area  
Ground Floor = 25.5 sq m / 274 sq ft  
First Floor = 27.5 sq m / 296 sq ft  
Total = 53.0 sq m / 570 sq ft



**Ground Floor**



**First Floor**

**Local Authority** – South Oxfordshire District Council. **Leasehold** – Service Charge 2x£453.48 p.a. Ground Rent £170.00 p.a.

**Council Tax** - C

**EPC** - D

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.