

Thame

16 Wentworth Road | Thame | Oxon | OX9 3XQ



Price £395,000

ACCOMMODATION

A 3 bedroom semi detached in Thame
Entrance hall with cloakroom & staircase
Kitchen with range of base & wall units
Sitting room with doors to conservatory
Conservatory / dining area
Two double bedroom and one single
Family bathroom / shower room
Fully enclosed southerly facing garden
Garage and driveway parking to front
Ideal opportunity for refurbishment



A three bedroom semi detached home situated in a favourable cul de sac location within Thame and just a short walk from the High Street and local amenities. The property offers an ideal opportunity for new owners to refurbish and update and is offered For Sale with NO ONWARD CHAIN. The property opens into the reception hallway with downstairs cloakroom and stairs to first floor. There is a good sized sitting room



with understairs storage cupboard and doors opening into a spacious conservatory overlooking the garden. The kitchen faces to the front of the property and has a range of base and wall units with built in cooker and space for washing machine and dish washer. On the first floor the main bedroom has a range of built in wardrobes. There is a further double bedroom and a single room as well as a refitted shower room. Externally the garden is southerly facing and fully enclosed with a door leading to the garage. There is driveway parking for two cars to the front of the house.

KEY FEATURES

- A three bedroom semi detached house close to Thame town centre
- An ideal opportunity to refurbish and update this family home
- Situated in a cul de sac location within easy walking distance to town
- Short drive to Haddenham & Thame Parkway railway station
- Regular bus service to Aylesbury and Oxford and M40 easily accessible
- Highly regarded Primary and Secondary schools within Thame
- 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.

Local Authority – South Oxfordshire District Council

Council Tax - D

EPC - C

Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 37.5 sq m / 404 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 102.1 sq m / 1,100 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN
01844 214421
thame@colombbs.co.uk

www.colombbs.co.uk

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.