



WELLINGTON STREET
THAME

TIM RUSS
& COMPANY



WELLINGTON STREET THAME, OXFORDSHIRE, OX9 3BW

A delightful and fully refurbished two-bedroom cottage situated in the heart of Thame.

PRICE £340,500



The Property

Offered to the market in exceptional refurbished condition throughout, this two-bedroom cottage is situated close to the center of Thame and offers easy access onto the High Street.

The front door opens into the front sitting room complete with inset cast iron wood burner, hand-built storage cupboards complete with display shelving above and large double-glazed window over the front aspect.

The sitting room opens onto a particularly attractive recently refitted kitchen/breakfast room, complete with a wide range of wall and base units and complimentary beech work top over, built in oven, hob and stainless-steel extractor hood over. Plumbing for washing machine and integrated dishwasher, space/recess for large fridge freezer, understairs storage cupboard, inset ceiling lighting and a double-glazed window and door to the rear.

To the first floor there are two bedrooms and modern bathroom suite, whilst off the landing, a fitted staircase provides access to a fully converted loft space, providing an excellent storage, or potential study area.

Outside

To the rear of the property there is a private paved area which leads to a gated garden area complete with artificial lawn and offering access to the outbuilding. Fitted with power and light, this insulated room is a wonderful addition to the outside space.

Location

Thame is a traditional Oxfordshire market town close to the lovely Chiltern Hills and the historic City of Oxford. Thame offers an excellent range of shops from individual specialists to well-known chains such as Waitrose, Boots and Sainsbury's with a lively market on Tuesdays. The town has good community facilities, new modern library and there are a good choice of coffee houses, restaurants, public houses and clothing shops including Crew, Fat Face and White Stuff.

For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham. There is excellent primary and secondary schooling in the area.

Post code for SatNav: OX9 3BW

Mortgage

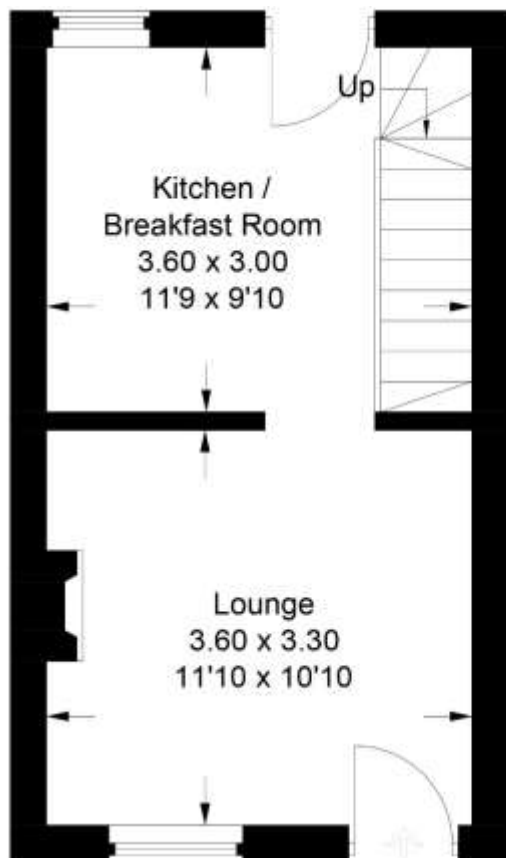
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band - C**
- **EPC Rating – C**
- **Services –** Mains electricity, water, drainage and gas fired central heating.
- **Local Authority –** South Oxfordshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3187

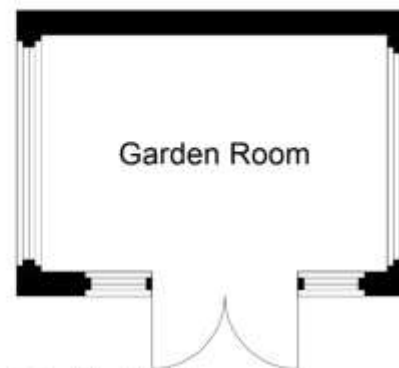




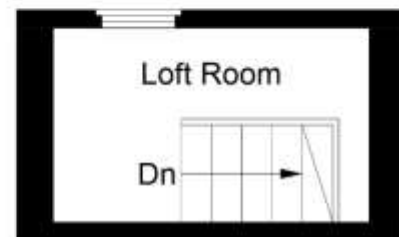
Ground Floor



First Floor



Outbuilding
(Not Shown In Actual Location / Orientation)



Second Floor

3 Wellington Street

Approximate Gross Internal Area
 Ground Floor = 22.6 sq m / 243 sq ft
 First Floor = 22.6 sq m / 243 sq ft
 Total = 52 sq m / 567 sq ft
 (Excluding Loft Room / Garden Room)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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