



LINCOLN PLACE
THAME OXFORDSHIRE

TIM RUSS
& COMPANY



LINCOLN PLACE THAME OXFORDSHIRE

A VERY WELL PRESENTED & MODERN
TWO BEDROOM HOME WITH GARAGE.
PERFECTLY POSITIONED FOR THAME
HIGH STREET

GUIDE PRICE £325,000



The Property

Perfectly positioned for the bustling High Street, is this extremely well presented two bedroom home. The property has been re-modernised and very well cared for by the present owners and is offered to the market with a garage, garden and parking.

The current owners have opened up the ground floor accommodation by removing an internal wall. This is now a very bright space that features the open plan kitchen/dining & sitting area.

The modern kitchen offers a range of wall and base units, complimented by wooden countertops. There is also a very useful larder cupboard. The sitting/dining area is a very bright space, benefitting from the sliding patio doors that allow lots of natural light in from the South West facing garden.

To the first floor, there are two bedrooms and a family bathroom. Special mention must be made of the principle bedroom which offers built in wardrobes.

Outside

To the front, the beautifully landscaped frontage offers plenty of kerb appeal with an area of decorative slate chippings and an attractive planted border.

There is also a very useful storage cupboard, whilst to the rear the South West facing private courtyard garden

offers a patio terrace perfect for entertaining.

There is both gate access from the garden and vehicular access from the street to the garage and parking.

The garage with up and over door, is fitted with both light and power.

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 an excellent range of both primary and secondary schooling in the area.

Post code for SatNav: OX9 2ER

Mortgage

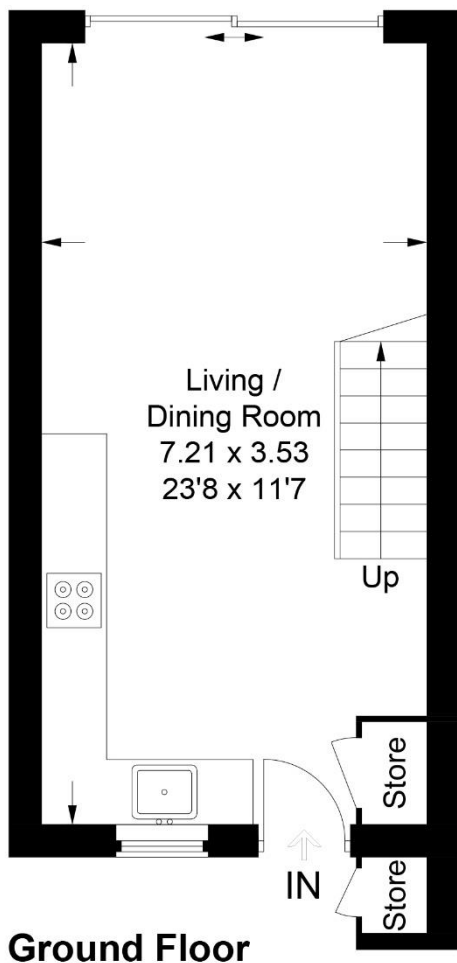
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

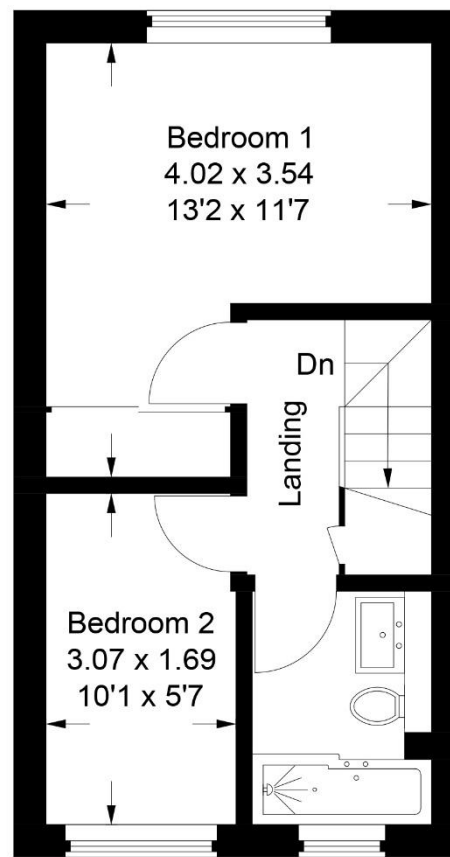
- **Council Tax Band - C**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority – S.O.D.C**
- **Tenure - FREEHOLD**

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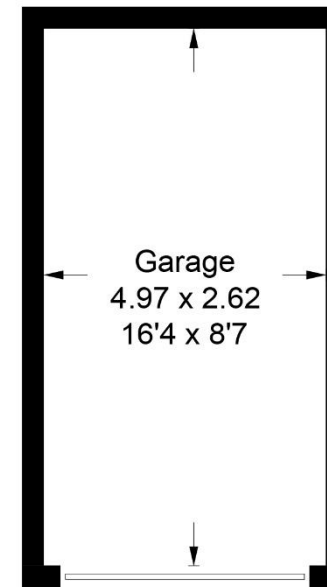




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

28 Lincoln Place, Thame, OX9 2ER

Approximate Gross Internal Area (Excluding External Store)

Ground Floor = 26.1 sq m / 281 sq ft

First Floor = 25.6 sq m / 275 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 64.6 sq m / 695 sq ft

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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