



PARK STREET
THAME OXFORDSHIRE

TIM RUSS
& COMPANY



PARK STREET THAME OXFORDSHIRE

- SMARTLY PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE
- BRIGHT & AIRY DUAL ASPECT SITTING ROOM
- WELL APPOINTED PRINCIPAL BEDROOM
- IDEALLY LOCATED FOR THE PICTURESQUE HIGH STREET
- PERFECT FIRST TIME/INVESTMENT PURCHASE

A WELL PRESENTED AND SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE, A SHORT WALK FROM THE HIGH STREET

£230,000 GUIDE PRICE

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The Property

Conveniently positioned for the bustling High Street and local amenities, is this lovely first floor maisonette with its own private entrance. Offering plenty of natural light throughout, this property would certainly make an excellent first time/investment purchase. Estimated to rent at £1,100pcm, the likely return on yield is at an excellent 5.7%.

Entrance at ground floor level, the spacious hallway provides access to the first floor where all rooms can be accessed. The accommodation features a bright and airy dual aspect sitting/dining room which has been stylishly presented with a comfortable homely feel. The practical kitchen offers an excellent range of wall and base level units and some integrated appliances. Attractive wall tiles and a good allowance for worktop space, this is a great area to enjoy home cooking.

The principal bedroom is elegantly presented with a feature wall and offers the space for wardrobes to be built in. The second bedroom is a versatile area offering the space for a home office and day bed for overnight guests. Completing the overall accommodation is the well-ventilated three piece family bathroom.

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 3HR

Viewings

Strictly by appointment only.

Mortgage

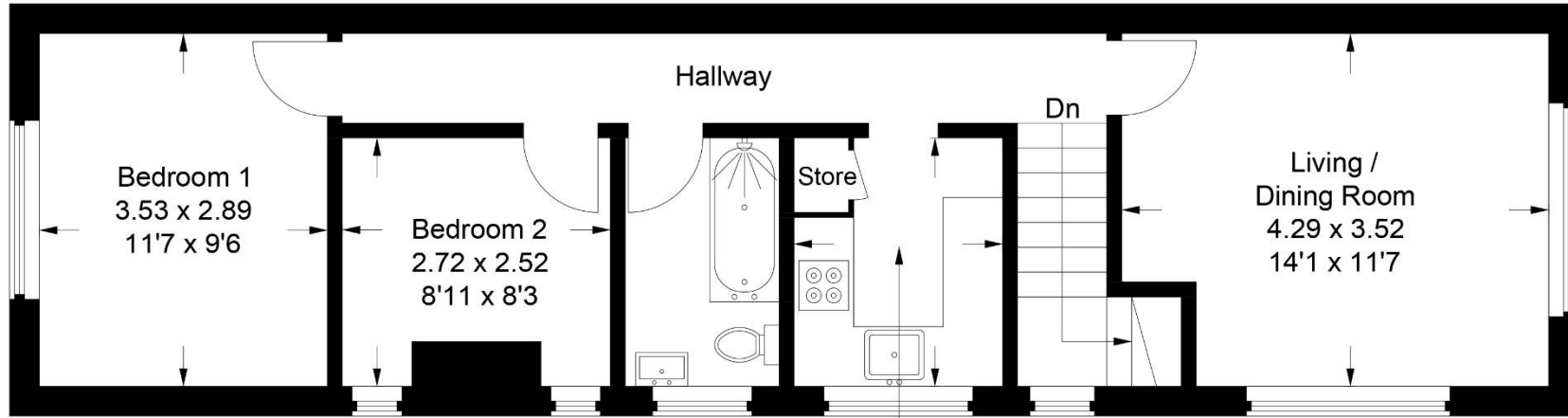
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band - B**
- **EPC Rating - D**
- **Services - Mains electricity, water, drainage and gas fired central heating**
- **Local Authority - S.O.D.C**
- **Tenure - LEASEHOLD - 99 years from Aug 2022 (Approx 97 years remaining)**

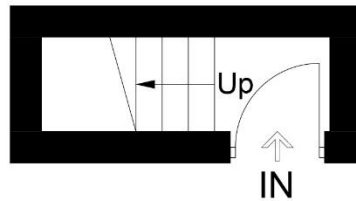
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First Floor

Kitchen
2.50 x 2.10
8'2 x 6'11



Entrance

49A Park Street, Thame, OX9 3HR

Approximate Gross Internal Area
Ground Floor = 2.6 sq m / 28 sq ft
First Floor = 54.0 sq m / 581 sq ft
Total = 56.6 sq m / 609 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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