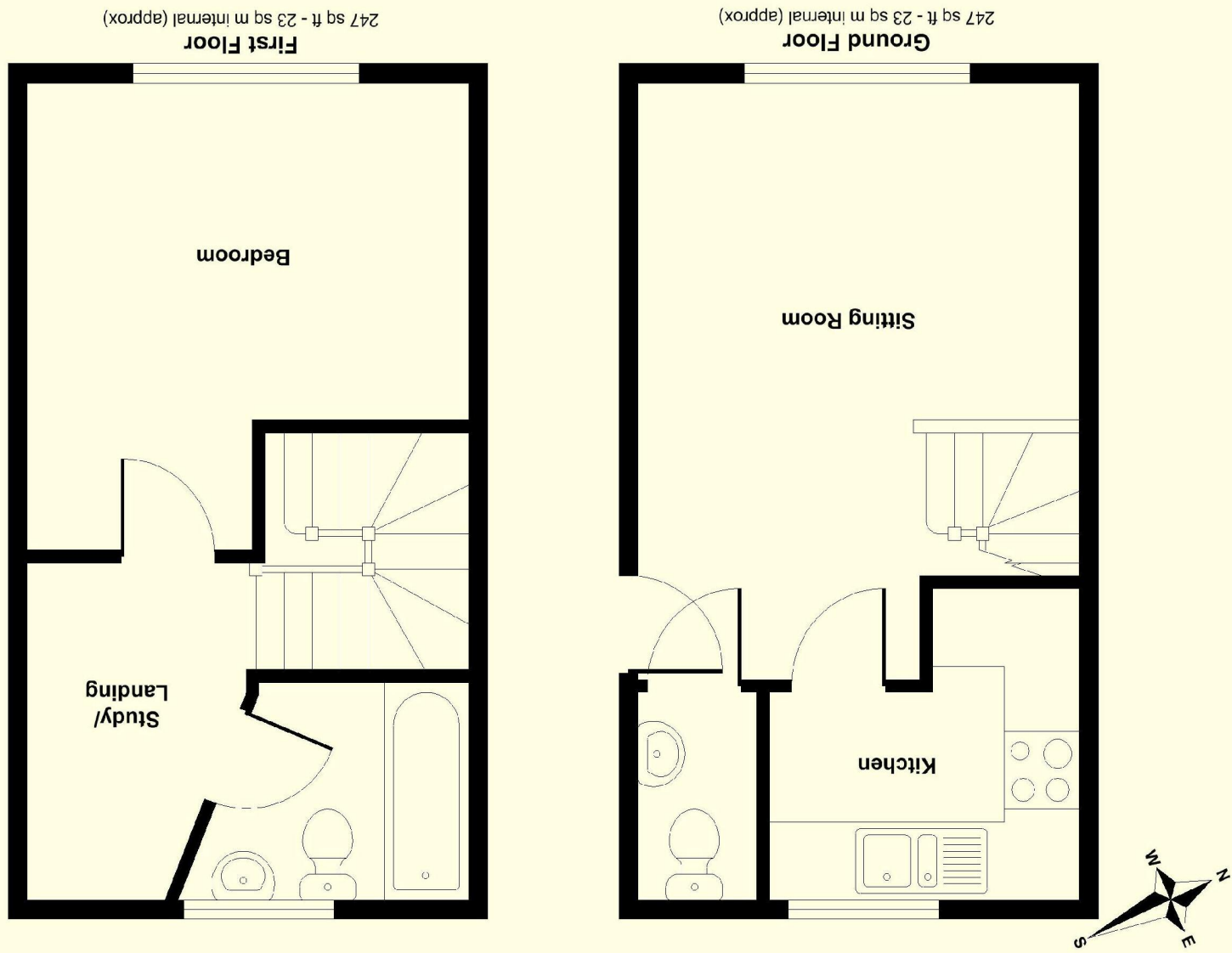




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**54A BROADWATERS AVENUE
THAME**

**£171,950
OR TO RENT £625.00 PCM**



54a BROADWATERS AVENUE, THAME, OXON, OX9 2DU

SITTING ROOM • CLOAKROOM • KITCHEN • BEDROOM • BATHROOM • LANDING/STUDY • OFF STREET PARKING • GARDEN

£171,950 or to rent £625.00 per calendar month

SITUATION Thame is a thriving Oxfordshire market town noted for its picturesque wide High Street. There are a variety of independent shops and multi-stores such as Waitrose, Woolworths, Martins, Superdrug and the Co-Op within Thame High Street. There is a regular bus service providing direct access to the large centers of Aylesbury 9 miles and Oxford city centre 14 miles. For the commuter the M40 Motorway is some 6 miles away and Haddenham railway station is about 2 miles providing a regular train service to London Marylebone in approximately 45 minutes. Local schools in the area are excellent in both the public and private sectors.

DESCRIPTION Newly constructed one bedroom end of terrace house situated in a convenient location for Thame town centre with the benefit of an attractive garden to the rear and off street parking for two vehicles. The property has been recently constructed by renowned local developer and benefits from having been well appointed throughout and an internal inspection is strongly recommended.

DIRECTIONS From our offices in the Thame High Street proceed up the High Street and at the round about go straight over and take the first right into Nelson Street. Follow the road to the end and turn left onto Elms Road, continue along and this road turns into Broadwaters Avenue. Proceed along Broadwaters Avenue and no 54a will be found on the left hand side.

VIEWING Strictly by appointment only through Tim Russ & Company.

MORTGAGE ADVICE For professional advice please contact FLACKWELL FINANCIAL SERVICES Member of the St. James's Partnership 01628 525450 www.flackwell.org

REFERENCE TH/MC/340

THE ACCOMMODATION COMPRISES

Panelled front door to:

SITTING ROOM 15'4 x 11'9 (4.67m x 3.58m) UPVC double glazed window to front aspect, radiator, TV ariel point, door to:

CLOAKROOM Suite comprising of low level WC, wash hand basin, radiator, extractor fan, fuse box.

KITCHEN 8'02 x 5'4 (2.48m x 1.62m) Well appointed kitchen comprising of range of beech units with stainless steel sink unit with mixer tap over and cupboards beneath, further range of base units with a range of wall units, built in stainless steel double oven with stainless steel diplomat gas hob over with stainless steel extractor. Integrated fridge with freezer compartment, space and plumbing for washing machine, vinyl flooring, radiator, Worcester combi boiler for central heating and domestic hot water, UPVC double glazed window over looking rear garden.

FIRST FLOOR Approached by stairway from sitting room, access to:

STUDY/LANDING Recessed ceiling lighting, ample space for computer.

BEDROOM 11'10 x 8'8 plus alcove. Good sized bedroom with UPVC double glazed window to front aspect, radiator, access to roof space.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, chrome ladder style radiator/towel rail, frosted UPVC double glazed window to rear aspect.

OUTSIDE To the front of the property there is a gravelled parking area providing off street parking for two vehicles, there is a path way leading down the side of the property to the front door and through to the rear garden. To the rear of the property there is a raised decked area, there is a garden store, the remainder of the garden is enclosed by fencing and laid to lawn.