



COOMBE HILL CRESCENT
THAME OXFORDSHIRE

TR **TIM RUSS**
& Company



COOMBE HILL CRESCENT THAME OXFORDSHIRE

A VERY WELL PRESENTED AND
BRIGHT TWO BEDROOM GROUND
FLOOR MAISONETTE WITH GARAGE.
NO ONWARD CHAIN.

PRICE £280,000



The Property

A very well presented two bedroom ground floor maisonette positioned on a popular residential road close to the bustling High Street.

It's the perfect location for those who like to get outside with the picturesque Cuttle Brook Nature Reserve and Phoenix Trail located nearby.

Ideal for a first time purchase/investment buy, this property would likely rent for £1,150pcm producing a yield of 4.9%.

The accommodation features a welcoming entrance hall that provides access to the living/dining room with sliding doors out to the well kept communal gardens. There is an area under cover with a small table and chairs which overlook the gardens.

The kitchen offers a range of wall and base level units, located off the living/dining space.

Two bedrooms, a useful area of storage and the family bathroom complete the internal accommodation.

Outside

To the front, there is an area of lawn and communal parking bays, whilst to the rear the common grounds are very well kept with an array of trees and perfectly manicured hedging. There is a garage in a block with this property.

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 2EH

Mortgage

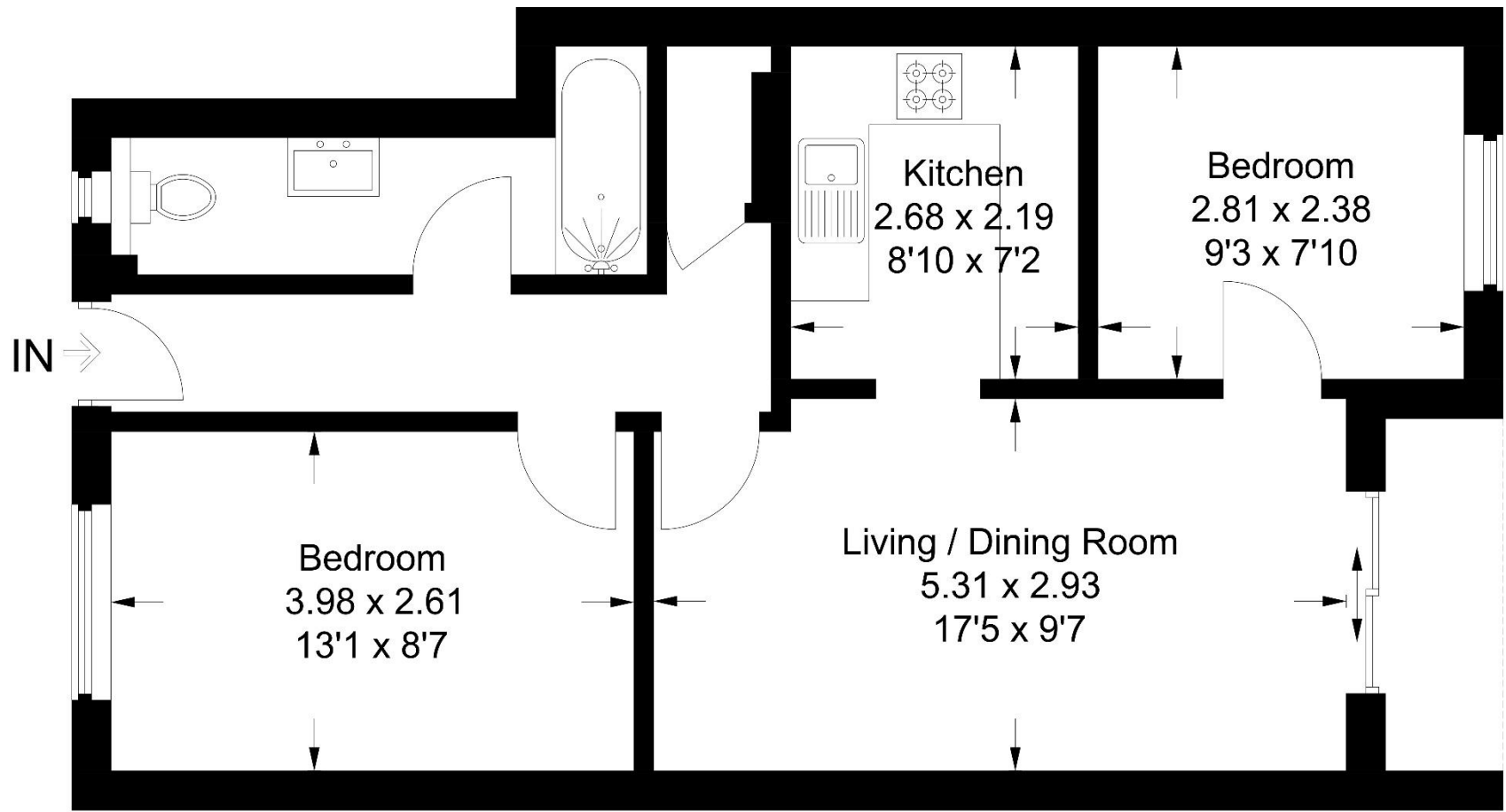
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band** - B
- **EPC Rating** – C
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – S.O.D.C
- **Tenure** – LEASEHOLD – Approx 178 years remaining
- **Service Charges** – Approx £50-£75 p/m

Ref:- TH/3334





48 Coombe Hill Crescent

Approximate Gross Internal Area = 52.7 sq m / 567 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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