



Southern Road, Thame - OX9 2DZ

Guide Price £330,000

 **TIM RUSS**  
& Company





## Southern Road

Thame, Oxfordshire

- PERFECTLY POSITIONED BEHIND THE PICTURESQUE HIGH STREET
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- GARAGE AND DRIVEWAY PARKING
- BEAUTIFUL SITTING ROOM WITH SLIDING DOORS OUT TO THE SOUTH FACING REAR GARDEN
- RE-FITTED BATHROOM





# Southern Road

Thame, Oxfordshire

Perfectly positioned behind the picturesque High Street and offered to the market with no onward chain is this charming two bedroom terraced home. It would certainly suit a variety of future homeowners for it's excellent location, garage own drive and the fact it's a bright, naturally lit home.

The accommodation features the entrance hall that provides access to the practical kitchen and lovely sitting/dining room. The sitting/dining room is flooded with natural light from the South facing garden and makes an excellent entertaining space. To the first floor, there are two bedrooms, most notably the principal bedroom that is fitted with built in wardrobes. The re-fitted family bathroom completes the internal accommodation.

## Outside

The South facing rear garden has been beautifully landscaped and is a lovely oasis to retreat to. The garden is mainly laid to lawn with fully stocked borders and a patio terrace ideal for entertaining and Al-fresco dining. Behind the garden there is both vehicular and pedestrian access to the garage and parking.

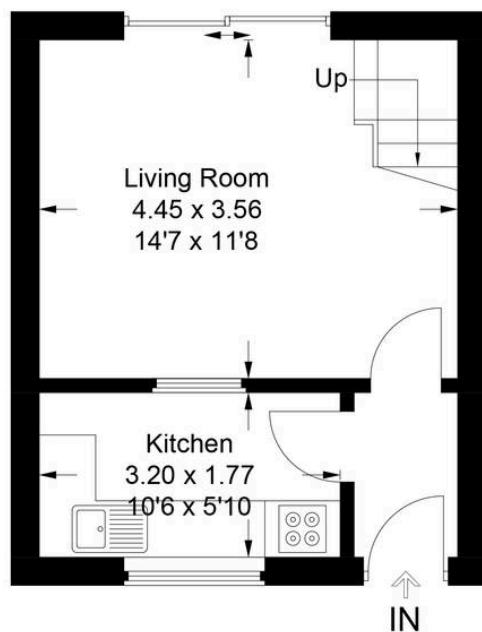
Council Tax band: C

Tenure: Freehold

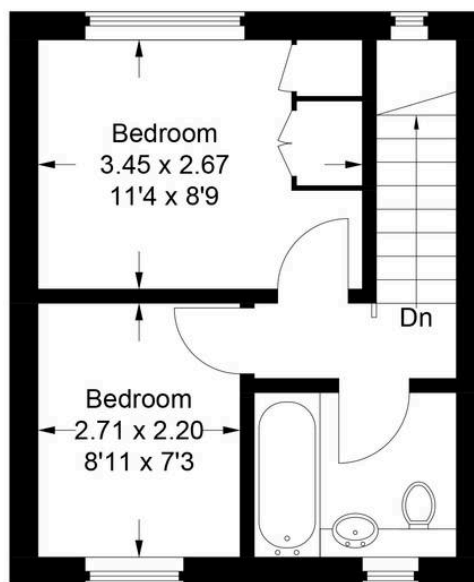
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

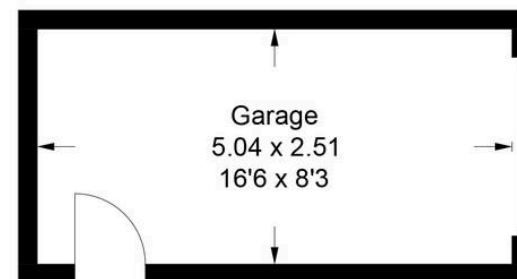




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

## 80 Southern Road

Approximate Gross Internal Area

Ground Floor = 24.9 sq m / 268 sq ft

First Floor = 24.5 sq m / 264 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 62 sq m / 668 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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