



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

47 Markus Avenue, Thame, OX9 3FE



THAME

Thame is a lovely, highly desirable traditional market town with a bustling High Street offering a good range of shops (including Gail's and Waitrose) and local amenities including well regarded schools and excellent commuter links to Oxford, London and beyond.

Bedrooms 3 | Bathrooms 2 | Reception 1 | EPC B

SERVICES

Mains gas, mains water and mains drainage.
South Oxfordshire District Council
Council Tax Band D



47 MARKUS AVENUE

An immaculately presented three-bedroom semi-detached home built in 2020 and benefitting from the remainder of a 10 year NHBC new home warranty. In a desirable residential development, the property occupies a prime position overlooking landscaped green space to the front with stunning countryside views to the rear.

The welcoming entrance hall leads to a modern kitchen with modern fitted appliances (electric fan oven with gas hob, dishwasher, washing machine, fridge freezer), a convenient downstairs cloakroom and connecting door to the integral garage.

To the rear there is a sunny, south facing sitting/dining room featuring French doors opening onto an extended patio area and landscaped garden with a Lugarde home Office and Gym; a versatile split space fully equipped with ethernet and air conditioning.

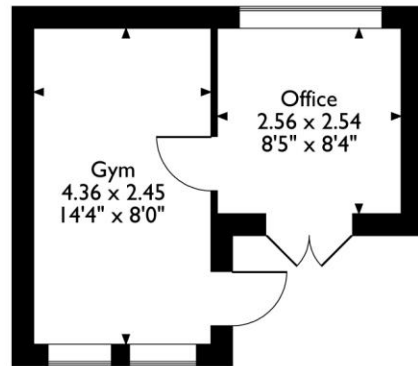
Upstairs, the home offers three generous bedrooms, including a spacious principal bedroom with shower en-suite. A contemporary family bathroom with over bath shower serves the other well proportioned rooms. The large loft space is part boarded offering plenty of additional storage.

To the front, there is off-road parking and access to the garage (approx 6m x 3m), fitted with a remote controlled electric roller door.

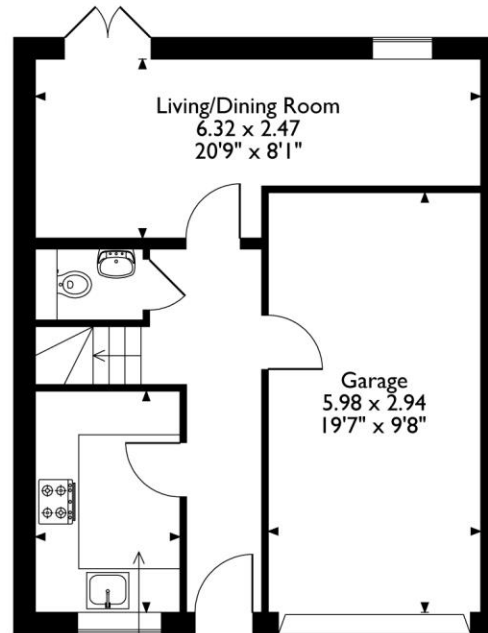
A perfect choice for anyone seeking a well appointed property ideal for convenient, comfortable living.



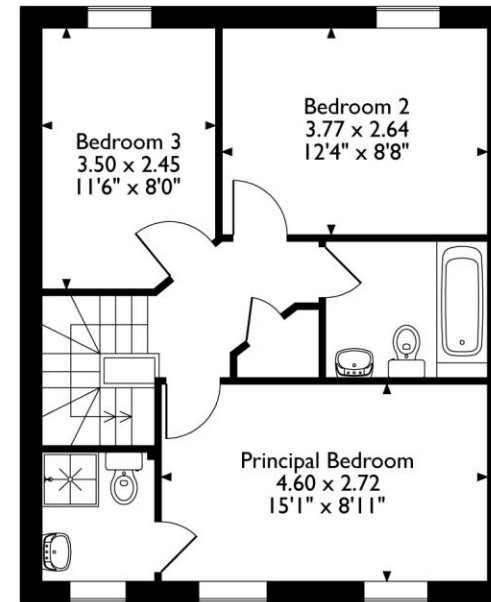
47 Markus Avenue, Thame, Oxon
 Approximate Gross Internal Area
 Main House = 94 Sq M/1012 Sq Ft
 Outbuilding = 17 Sq M/183 Sq Ft
 Total = 111 Sq M/1195 Sq Ft



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

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