



43 Markus Avenue

| Thame || OX9 3FE





# 43 Markus Avenue

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Williams Properties are delighted to welcome to the market this three bedroom end of terrace house situated in a desirable estate in the market town of Thame, Oxfordshire. The property consists of a kitchen/Diner, utility room, living room, cloakroom, three bedrooms one with an ensuite and a family bathroom. Outside benefits from driveway parking for two cars and an enclosed rear garden. Viewing comes highly recommended.

£475,000

## Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011). The Haddenham & Thame parkway train station is located only a three miles from the property.

## Council Tax

Band D

## Local Authority

South Oxfordshire Council

## Services

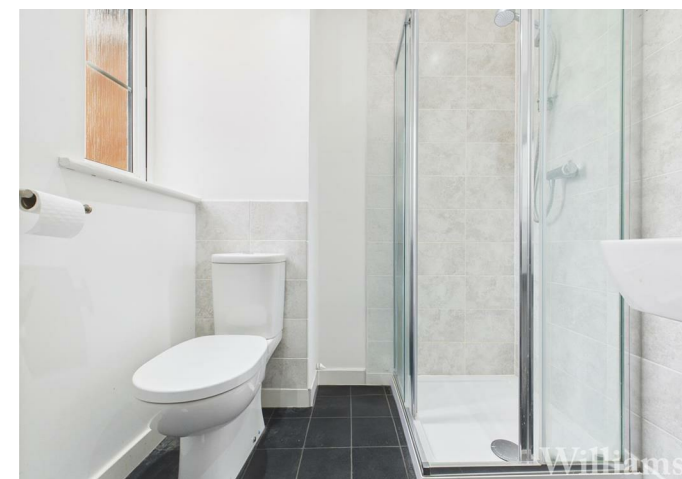
All main services available

## Entrance Hall

Enter through the front door into the entrance hall consisting of stairs rising to the first floor and doors to living room, under storage cupboard, downstairs cloakroom and kitchen/diner, with a light pendant to the ceiling and Karndean flooring laid to the floor







- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Driveway Parking To The Front
- Desirable Location On The Edge Of Thame
- Utility Room
- Ensuite To The Master Bedroom
- Viewings Highly Recommended

#### **Living Room**

The living room features windows to the front aspect, wood effect Amtico flooring laid to the floor, light pendant to ceiling and wall mounted radiator. Space for a sofa suite and other living room furniture.

#### **Downstairs Cloakroom**

The downstairs cloakroom comprises of a low level w/c, pedestal hand wash basin with tiles to splash sensitive areas, Karndean flooring laid to the floor laid and a wall mounted radiator.

#### **Kitchen/Diner**

The Kitchen/Diner consists of a range of wall and base mounted units with roll top worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, splashback and extractor fan, Karndean flooring laid to the floor, integrated fridge/freezer and dishwasher and a window to the rear aspect overlooking the rear garden. There is space for a good size dining table and chairs. French doors leading leading out to the garden. A door to the utility room.

#### **Utility Room**

This utility is fitted with a range of wall and base mounted units with a roll top worktop, tiled effect flooring, a fitted light to the ceiling, space and plumbing for a washing machine and tumble dryer and a door leading to the to the driveway.





Thame is a beautiful market town within Oxfordshire, about 9 miles east of the city of Oxford and 7 miles south west of the Buckinghamshire town of Aylesbury, The closest rail service is Haddenham and Thame Parkway station, located approximately 2.6 miles north east with the fastest London Marylebone trains taking 36 minutes.



**First Floor**

Doors to all three bedrooms and family bathroom, there is carpet laid to floor and access to the loft space and a storage cupboard.

**Bedroom One**

Bedroom one features a window to the front aspect, built in wardrobes, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Door to the en suite. Space for a king size bed and other bedroom furniture.

**Ensuite**

The ensuite comprises of a white suite including a WC, wash basin with mixer tap, tiled double shower cubicle, tiled to splash sensitive areas, spot lighting to the ceiling, luxury vinyl flooring , a frosted window to the front aspect and a heated towel rail.

**Bedroom Two**

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator and provides space for a double bed and other bedroom furniture.

**Bedroom Three**

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator and provides space for a single bed and other bedroom furniture..

**Family Bathroom**

A bathroom comprising of a three piece suite including a panelled bath with independent overhead shower and glass screen, tiles to splash sensitive areas, tile effect flooring, wash basin vanity unit, WC, spot lighting to the ceiling and a heated towel rail.

**Rear Garden**

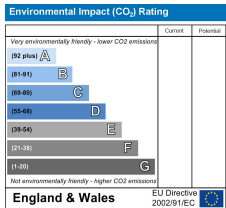
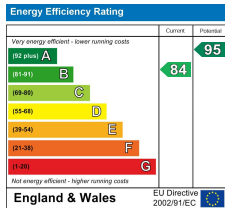
This low maintenance garden with a good sized patio area , the remainder laid with grass lawn, a small raised planter, garden shed, gated access to the front, all fully enclosed with fencing.

**Parking**

Parking to the front for two cars.

**Buyers Notes**

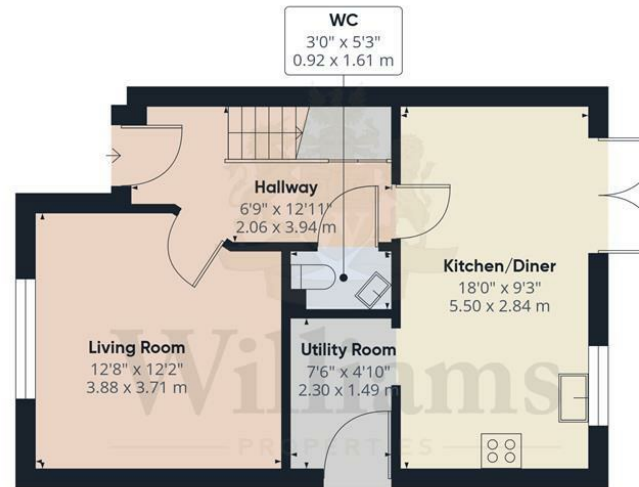
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
889 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.