



**RE**  
**REASTON BROWN**  
FOR SALE  
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www.reastonbrown.co.uk

49 Ormond Road  
Thame Oxfordshire,  
OX9 3XN

Guide Price £195,000

**RB** REASTON BROWN



## One Bedroom Ground Floor Apartment Within Walking Distance of the Town Centre with Allocated Parking

**49 Ormond Road** is a one-bedroom apartment situated close to local amenities including a supermarket, primary school, church, and public house. It's an ideal first time buy or investment purchase. The accommodation comprises of an open plan kitchen/diner/living room area, bedroom, and bathroom. The kitchen has matching cream base and wall units with breakfast bar. The bathroom is tiled with a white suite along with a shower over the bath. The bedroom is good sized double room with airing cupboard. Outside there is a store cupboard, with small front area, a perfect place to sit and overlook the green. There is an allocated parking space to the side and on street parking to the rear. Neutral decoration throughout with a gas boiler to radiator heating. (EPC C) Council Tax Band B (Lease Term - 189 year from 1978), (Ground Rent £150 pa).

### Situation

**Thame** is a very popular market town situated on the Oxon/Bucks borders. There are many shops, supermarkets, churches, hospital, a health centre, sports facilities, and excellent schooling including a Catholic school, Church of England school and sought-after upper school. London Marylebone can be reached in 37 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages.

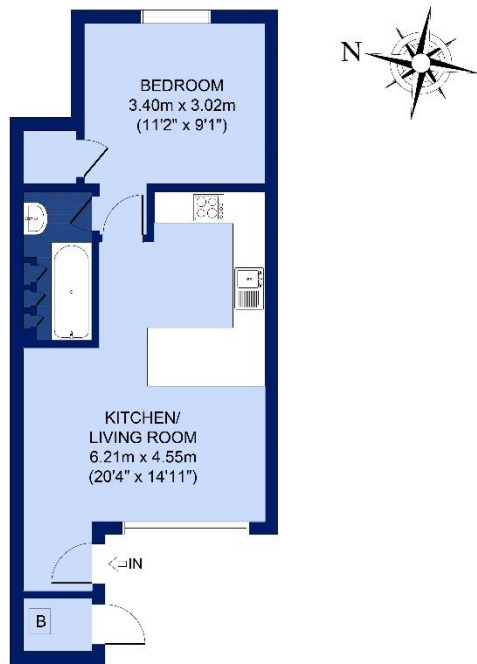
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*











APPROX. GROSS INTERNAL FLOOR AREA 468 SQ FT / 44 SQ M  
49 ORMOND ROAD, THAME, OX9 3XN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

***DIRECTIONS:*** From our offices in Thame, turn right onto the high street, right at the mini roundabout into bell lane, left at the roundabout into Aylesbury road, take the forth exit onto Thythrop Way, take the first right into Cromwell Avenue and the second left into Ormond Road

[www.reastonbrown.co.uk](http://www.reastonbrown.co.uk) Email: [sales@reastonbrown.co.uk](mailto:sales@reastonbrown.co.uk)

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