



24 Lincoln Place
Thame, Oxfordshire
OX9 2ER

£1,250PCM

RB REASTON BROWN

This Cosy Two Bedroom Property Is Situated In a Lovely Part Of Thame; Within Walking Distance Of The High Street With A Garage And One Parking Space.

24 Lincoln Place is a lovely two bedroom property in easy walking distance of Thame town centre.

Entering into the hallway to the left is the recently fitted kitchen with matching wall and base units complete with oven, hob, extractor, washing machine and fridge/freezer. A hall cupboard allows easy storage of coats. The living/dining room is a light filled space with lots of natural light flooding in. Doorway to the rear garden.

Upstairs are two bedrooms; the main bedroom having mirrored fitted wardrobes. The bathroom comprises of a white suite with a shower over the bath.

Outside is a small garden to the front. The back garden is secluded, with a lawn and pretty borders along with a pergola. Gated access to the rear. The garage is accessed via a shared driveway to the side of the property and has a door to the rear garden, parking space in front of the garage. Underfloor heating to the kitchen, electric heating elsewhere.

EPC Rating: D Council Tax: C

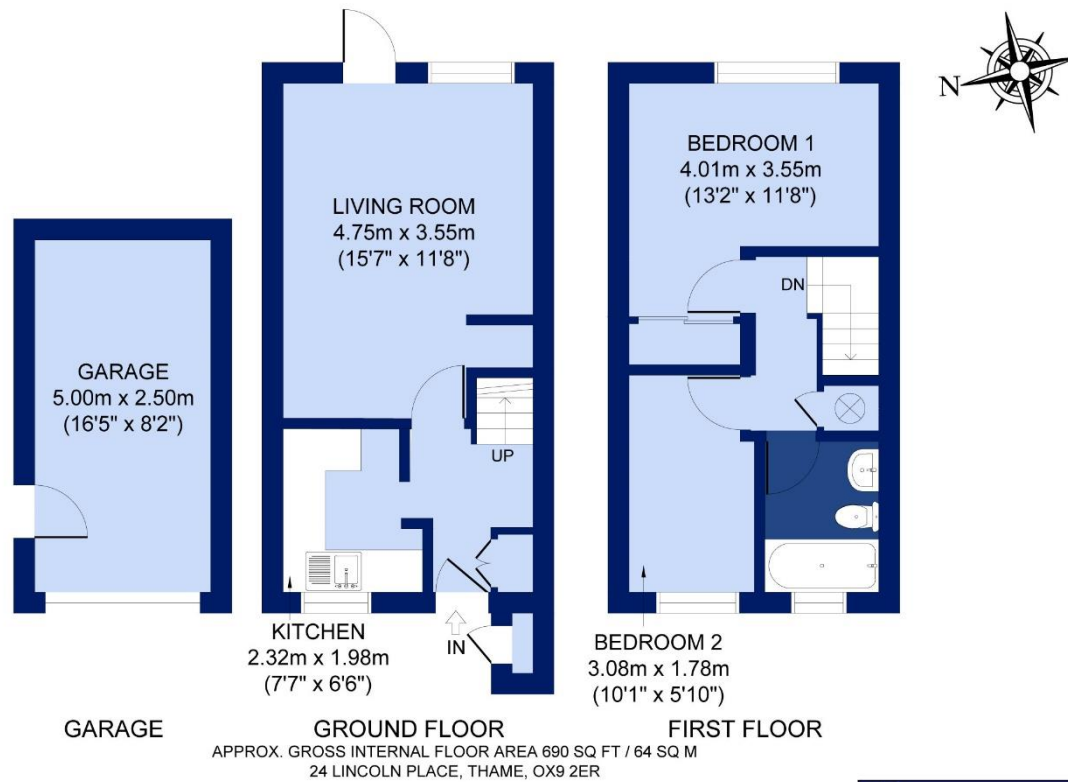
Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

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.







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.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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