



35, Lincoln Place,
Thame, Oxfordshire
OX9 2ER

Guide Price £254,800

RB REASTON BROWN

Charming One Bedroom Home Near Thame Town Centre, Featuring Bright Living Room, Well-Equipped Kitchen, Private Garden And Allocated Parking

35 Lincoln Place is a charming one-bedroom home, ideally positioned just a two-minute walk from Thame town centre.

Upon entering, you step directly into the bright and welcoming living room, a well-proportioned space perfect for relaxing or entertaining. At the rear, the kitchen overlooks the garden and features plenty of wall and base units, a free standing cooker and washing machine.

Upstairs, the spacious main bedroom benefits from excellent natural light and includes built-in storage. The bathroom features a white suite with a power shower over the bath.

Externally, the rear garden is private and low-maintenance, mainly shingled with a paved area.

The property benefits from recent redecoration and allocated parking, for two cars in tandem. Gas to radiator central heating plus immersion heater. The property also has a valid DEICR electrical safety check certificate, carried out in 2021. Loft has plenty of storage and benefits from loft ladder.

EPC Rating: C Council Tax: B

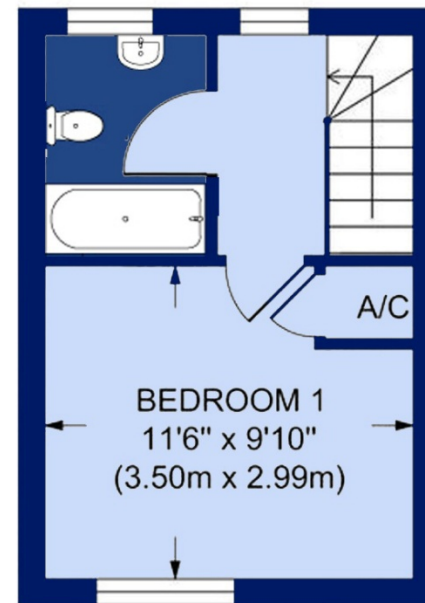
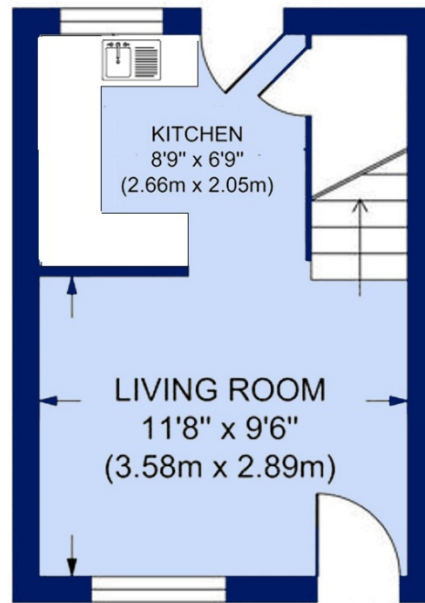
Situation

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 Eight 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. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







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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.

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