



Cotmore Close, Thame - OX9 3NE

Offers Over £375,000

 **TIM RUSS**
& Company



Cotmore Close

Thame, Oxfordshire

- Immaculately presented three-bedroom terraced home, perfectly suited to first-time buyers, movers and investors alike.
- Peaceful setting in a popular part of town
- Stylishly improved and beautifully presented throughout
- Bright, open-plan ground floor with fantastic natural light
- Contemporary kitchen/dining space with doors to the garden
- Private, low-maintenance rear garden with useful storage sheds
- Three generous bedrooms with family bathroom and separate WC
- Front garden affording excellent kerb appeal
- Cleverly added downstairs cloakroom off the hallway
- In catchment for the highly sought after John Hampden Primary School

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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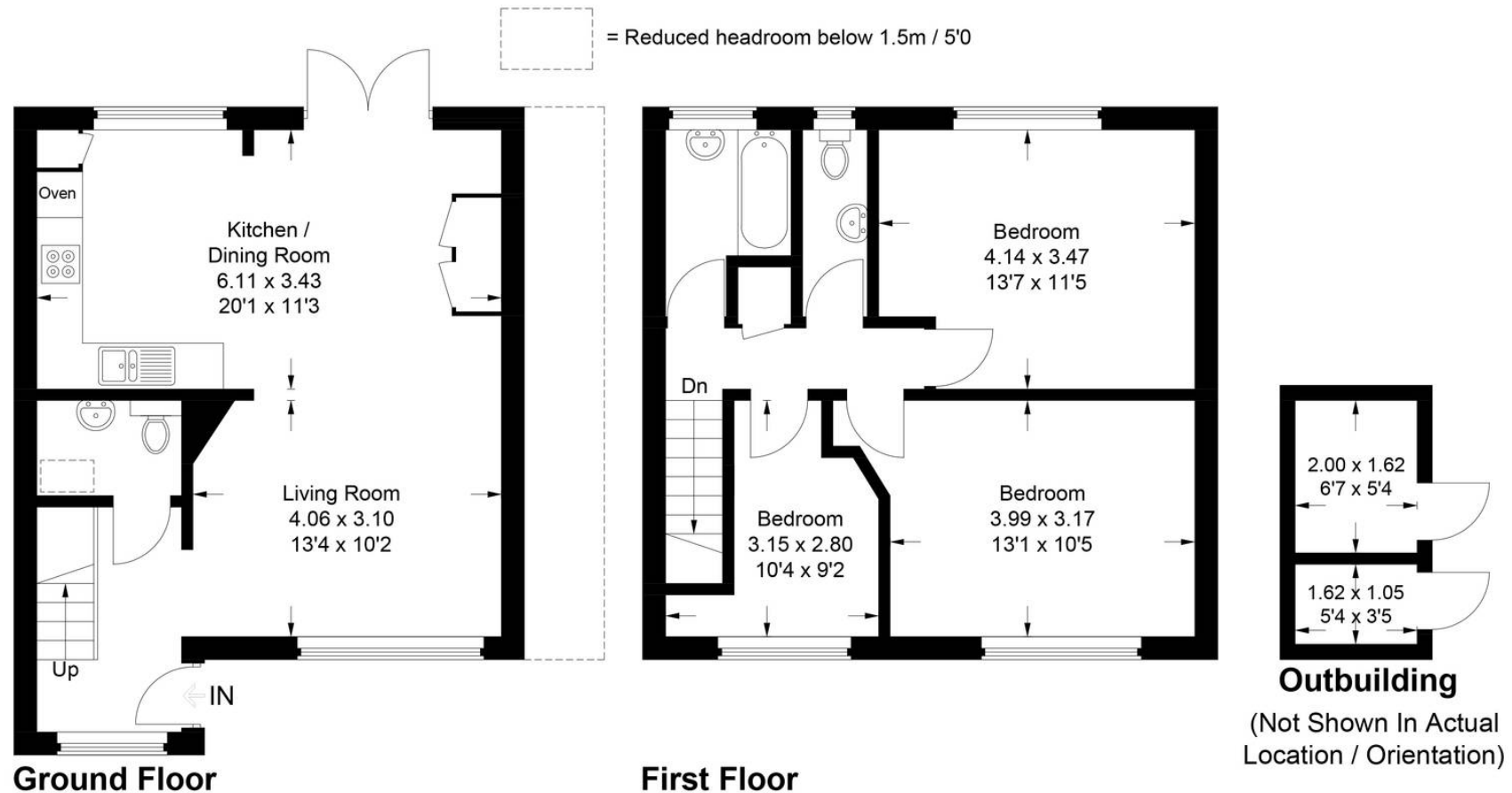
Set within a popular part of town and enjoying a peaceful position, this beautifully presented three-bedroom terraced home has been loved and thoughtfully improved by its current owners – creating a warm, stylish space you can simply move straight into and make your own.

Step inside and immediately notice how bright and welcoming it feels. The ground floor has been opened up to create a wonderful flow, allowing natural light to fill the space. The entrance hall leads into a bright and airy sitting room, which in turn opens seamlessly into the contemporary kitchen/dining area – a layout that's perfect for both everyday family life and for entertaining. The flooring is practical and durable, ideal for busy households, while the kitchen itself offers some integrated appliances. Double doors open out to the private, low-maintenance rear garden. Completing the ground floor is the addition of a downstairs cloakroom, found off the hall. This is a real bonus and adds to the home's practicality.

Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC – a layout that works perfectly for growing families.

Outside, the front garden has been attractively landscaped, giving the property charming kerb appeal from the moment you arrive. Side access leads through to the enclosed rear garden, affording decent privacy and easy upkeep in mind, and complete with two useful storage sheds. Residents parking is available on the street.





82 Cotmore Close

Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Outbuilding = 5.1 sq m / 55 sq ft
 Total = 94.6 sq m / 1,018 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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