



**Connells**

Fernhill Close  
Tiddington Thame

# Fernhill Close Tiddington Thame OX9 2NA

For Sale  
£375,000



## Property Description

A well-presented two-bedroom semi-detached bungalow situated in a popular residential location. The property offers spacious and versatile accommodation including recently installed wide doors, an entrance hall, a bright and airy living room, a fitted kitchen, two good-sized bedrooms, and a family bathroom. All radiators have recently been replaced.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, together with a garage and driveway providing off-road parking. Conveniently located close to local amenities, transport links, and countryside walks, this bungalow would make an excellent purchase for downsizers, first-time buyers, or investors alike.

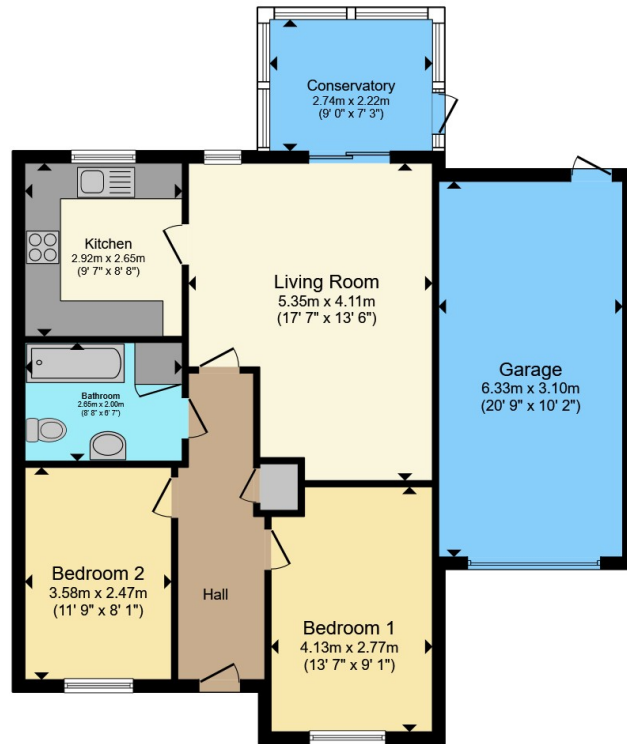
### **Agents Note:**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Agents Note:**

There has been recent discussion regarding the boundary to the property. Please contact the branch for further details and raise with your conveyancer.





Total floor area 82.9 m<sup>2</sup> (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01844 260000**  
**E [thame@connells.co.uk](mailto:thame@connells.co.uk)**

103 High Street  
THAME OX9 3DZ

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/THM307344](http://connells.co.uk/Property/THM307344)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: THM307344 - 0008