

FOR SALE



Berkeley Road, Thame
Guide Price £200,000


MARTIN&CO

Berkeley Road, Thame

Key Notes:

- Two-bedroom maisonette
- Private ground-floor entrance
- Generous reception room
- Separate kitchen
- Full renovation required
- Council Tax Band: B
- Leasehold (112 Years)
- Service Charge: £1020 pa
- Ground Rent: £350 pa
- Ground rent increasing by £50 per annum on every fifth anniversary next increase April 2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



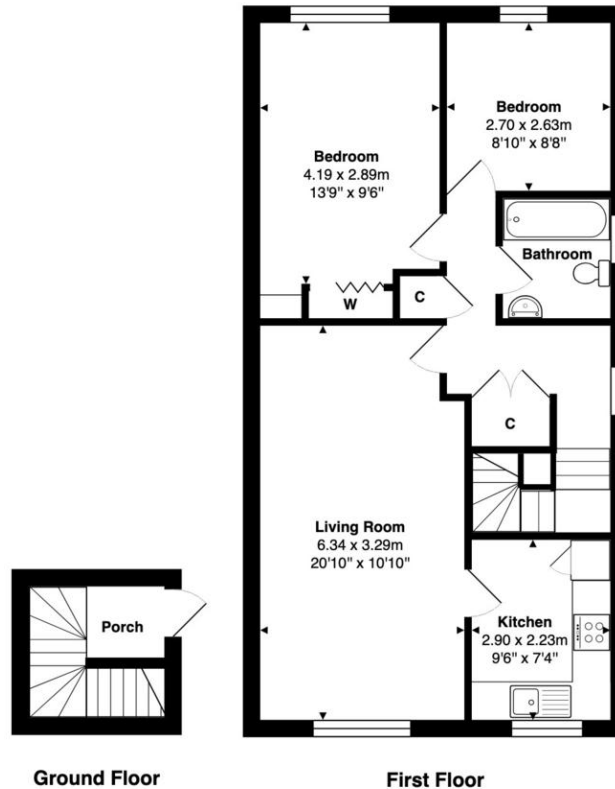
An exciting opportunity to acquire a two-bedroom property requiring full renovation, situated within the popular market town of Thame.

The accommodation is arranged predominantly over the first floor and is approached via a private ground-floor entrance with stairs rising to the main living space. The property offers a generously proportioned reception room, a separate kitchen, two bedrooms and a bathroom.

The property now requires a full renovation and refurbishment. Prospective purchasers should anticipate works potentially including the replacement or upgrading of the electrical installation, heating system, kitchen, bathroom, flooring and internal finishes, subject to professional inspection and survey. The property presents an excellent opportunity for a buyer looking to create a home to their own specification or for an experienced investor seeking a refurbishment project.

Thame offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with well-regarded schooling and convenient access to the surrounding road and rail network.





Approximate Gross Internal Area

63.9 m² ... 688 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

Martin & Co Thame

13 Upper High Street • • Thame • OX9 3ER
T: 01844 216667 • E: thame@martinco.com

01844 216667
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.