

FOR SALE



Ormond Road, Thame
Guide Price £325,000


MARTIN&CO

Ormond Road, Thame

Key Notes:

- Two Well-Proportioned Bedrooms
- Spacious Open Plan Living Area
- Good Transport Connections
- Ideal First-Time Purchase
- Allocated Parking
- Close to Local Amenities and Town Centre
- Useful Garden Shed
- South Facing Rear Garden
- Council Tax Band: C
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A well-presented two-bedroom home offering a practical layout arranged over two floors, with good living space, useful built-in storage.

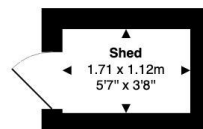
The ground floor features a well-equipped kitchen with ample worktop and storage space, leading through to a generous living room with plenty of room for both relaxing and dining. Doors from the living area provide access to the outside, creating a pleasant connection between the indoor and outdoor spaces.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from a range of built-in wardrobes. The second bedroom also offers built-in storage, making good use of the available space. A family bathroom completes the first-floor accommodation.

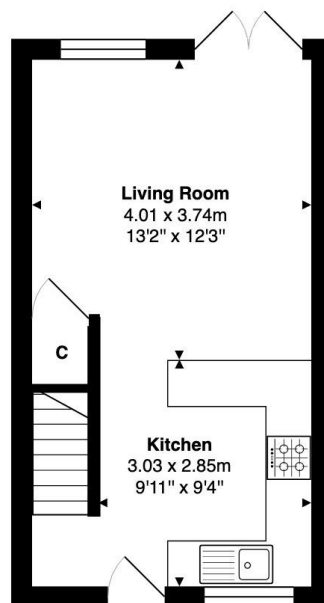
Outside, the property benefits from a useful shed ideal for additional storage.

Situated in the popular market town of Thame, the property is conveniently positioned for access to the town centre, which offers a wide variety of independent shops, cafés, restaurants and everyday amenities. Thame also benefits from good transport connections to the surrounding Oxfordshire and Buckinghamshire areas, making the property well placed for both local amenities and those travelling further afield.

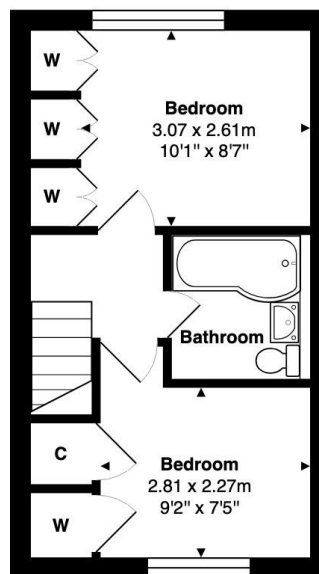




Outbuilding



Ground Floor



First Floor



Approx. Gross Internal Area 52.7 m² ... 567 ft² (excluding shed)

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

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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.