Thame

54 Vane Road| Thame | Oxon | OX9 3WF

Colombs

Price £380,000

ACCOMMODATION

- Reception hallway with stairs to first floor
- Sitting room with window to the front
- Kitchen / breakfast room & door to garden
- Two double bedrooms on first floor
- Bathroom with shower over the bath
- Fully enclosed southerly facing garden
- Garage with door from garden and shed
- Two parking spaces in front of garage
- Walking distance to local schools
- NO ONWARD CHAIN

This two double bedroom mid terraced property is ideally located within a quiet walkway position and situated in a popular residential area close to Thame High Street and its range of local amenities and shops. The reception hallway has a staircase to the first floor and a door opens into the sitting room with a front aspect and glazed door to the kitchen/breakfast room with door opening to the rear garden. On the first floor the principle bedroom has two windows which overlook the front aspect.

There is a second double bedroom with windows overlooking the rear garden and a family bathroom with white suite and shower over the bath.

Externally the rear garden is fully enclosed and southerly facing with a patio area immediately to the rear and the remainder laid to lawn with flower mature flower border to one side. A path leads to the rear door of the garage. To the side of the garage is a fully insulated shed which has both power and light. The garage is accessed from a road at the end of the row of houses and benefits from two parking spaces in front of the garage.

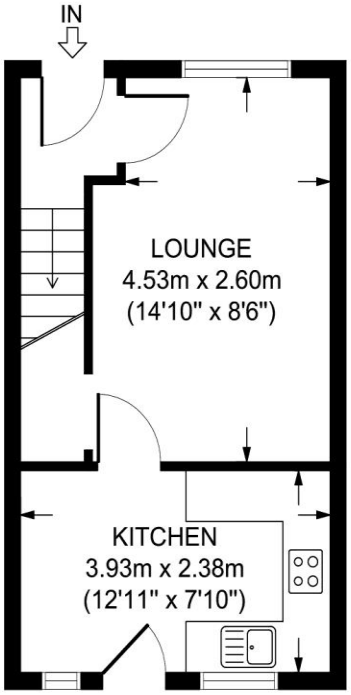
KEY FEATURES

- Situated in a quiet walk way position in a popular location in Thame
- Southerly facing rear garden with garage and parking for 2 cars
- Ideal first time purchaser or investment property
- Walking distance to Thame High Street and local amenities
- Regular bus service to Oxford and Aylesbury via mainline train station
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view

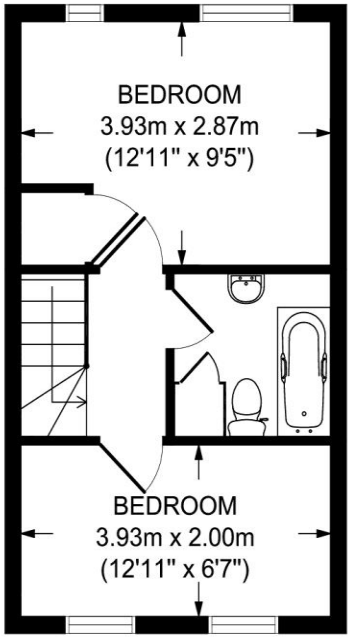
THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

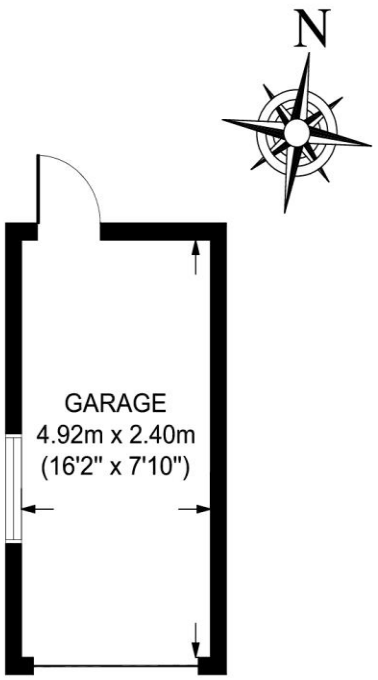
Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 291 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 291SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 129 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQ M
54 VANE ROAD OX9 3WF

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - C

Colombs

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.