

Thame

88 Wellington Street | Thame | Oxon | OX9 3BN



Price £465,000

ACCOMMODATION

Reception hallway with stairs to first floor
Good sized kitchen / breakfast room
Sitting room with windows to front & rear
Ground floor bathroom with white suite
Two double bedrooms & a single bedroom
Good sized rear garden mainly laid to lawn
Off road parking immediately to the front
Potential to extend to 4 bedroom home
Potential to create 2 two bedroom houses
Planning permission has been granted



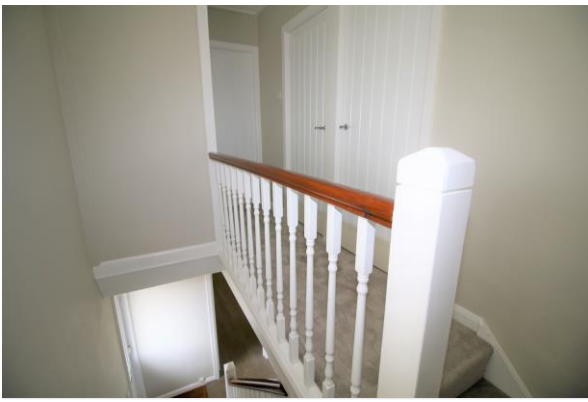
There is a huge amount of potential for this 3 bedroom semi detached house situated minutes from the High Street and local amenities. It has planning permission to extend to the side to create a substantial 4 bedroom family home or to extend and remodel to create two 2 bedroom two storey houses with separate gardens and parking which would be ideal starter homes for first time buyers.



The property is offered For Sale with No Onward Chain and has a hallway with stairs rising to the first floor. The sitting room is well appointed with windows to both the front and rear. The kitchen / breakfast room has a range of base and wall units with built in oven and hob over as well as a breakfast bar and door opening to the garden. The bathroom is situated on the ground floor and as a white suite. On the first floor there are two good sized double bedrooms and a single bedroom. Externally the rear garden is mainly laid to lawn with patio area and garden store and parking immediately to the front.

KEY FEATURES

- A 3 bedroom semi detached home within close proximity of town centre
- Potential to extend to create a 4 bedroom family home. P24/30043/HH
- Planning to create 2 two bedroom double storey houses P24/S1184/FUL
- Walking distance to local amenities, primary and secondary schools
- Short drive to Thame & Haddenham Mainline Railway Station
- Please call Colombs on 01844 214421 to arrange a suitable time to view
- OFFERED FOR SALE WITH NO ONWARD CHAIN

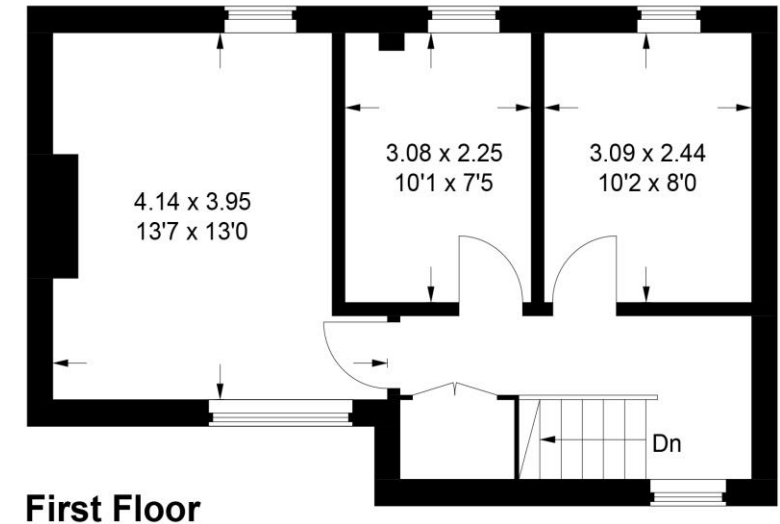
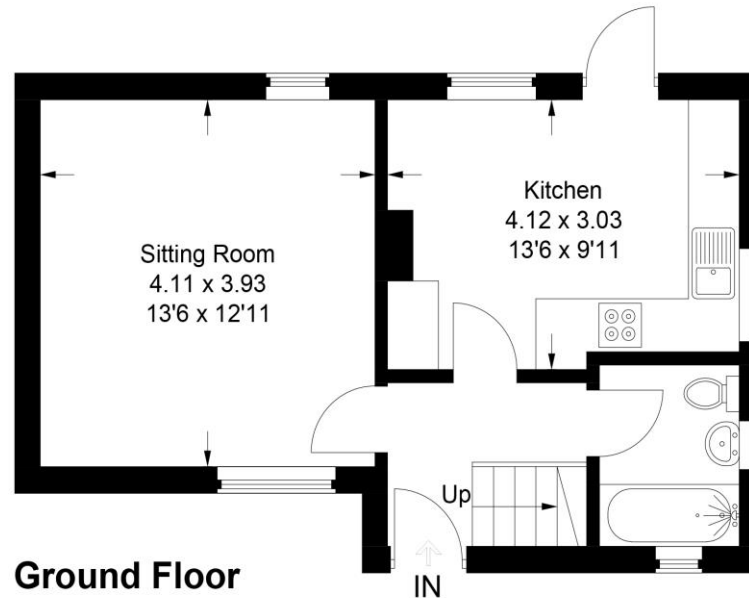


THAME

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

88 Wellington Street

Approximate Gross Internal Area
Ground Floor = 38.2 sq m / 411 sq ft
First Floor = 38.0 sq m / 409 sq ft
Total = 76.2 sq m / 820 sq ft



Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - D

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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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.