

Thame

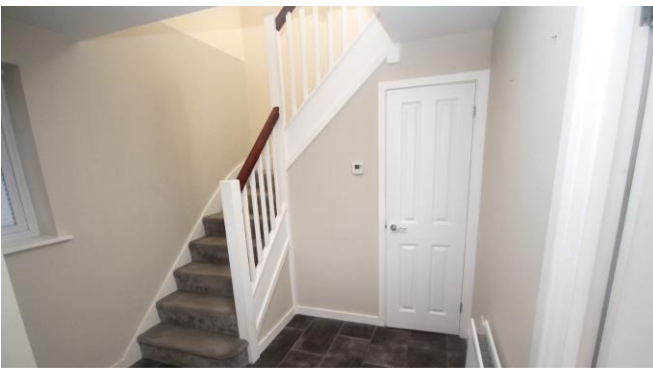
2 Jane Morbey Road | Thame | Oxon | OX9 3BF



O.I.E.O. £330,000

ACCOMMODATION

Reception hall with stairs to first floor
Downstairs cloakroom and storage
Open plan kitchen / dining / sitting room
Bay window to front and doors to garden
Range of base and wall units in kitchen
Main bedroom with Juliette Balcony
Further double bedroom & bathroom
Fully enclosed southerly facing garden
Off street parking for two cars to rear
Offered For Sale with NO ONWARD CHAIN



A deceptively spacious two bedroom semi detached home situated within walking distance of Thame town centre and local amenities as well as the popular Phoenix Trail built in 2013. The property has an entrance hall with downstairs cloakroom and storage cupboard as well as a staircase to the first floor. There is a well appointed sitting room / kitchen / dining area with range of base and wall units, bay window to front



and double doors opening to the garden. On the first floor the main bedroom is particularly spacious with Juliette balcony to the front aspect. There is a further double bedroom and family bathroom with white suite as well as access to the attic. Externally the rear garden is southerly facing and fully enclosed with gated access to rear where there is off street parking for two cars. The garden is mainly paved for easy maintenance and there is a garden shed for extra storage space.

KEY FEATURES

- Vacant possession with NO ONWARD CHAIN
- Within walking distance of Thame town centre and local amenities
- Southerly facing rear garden with parking for two cars to the rear
- Thame & Haddenham Station a short drive way with access to Marylebone
- Regular bus service to Aylesbury and the City of Oxford
- Walking distance to Primary Schools and Lord Williams's Secondary
- Please call Colombs on 01844 214421 to arrange a suitable time to view

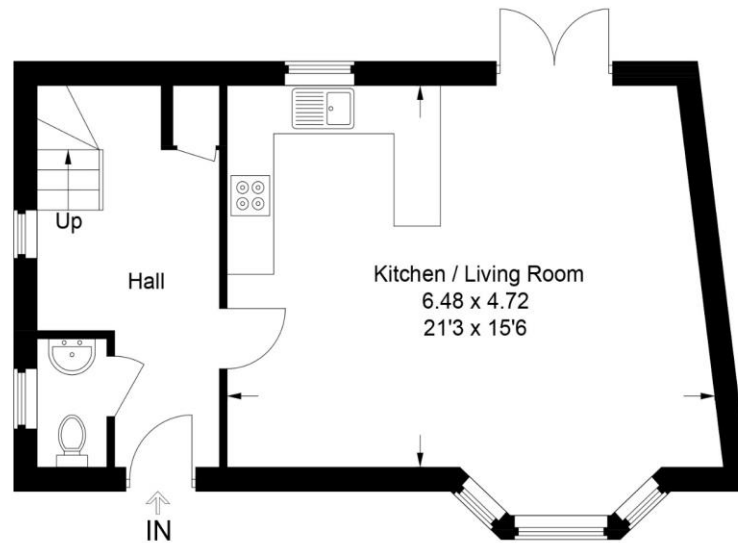


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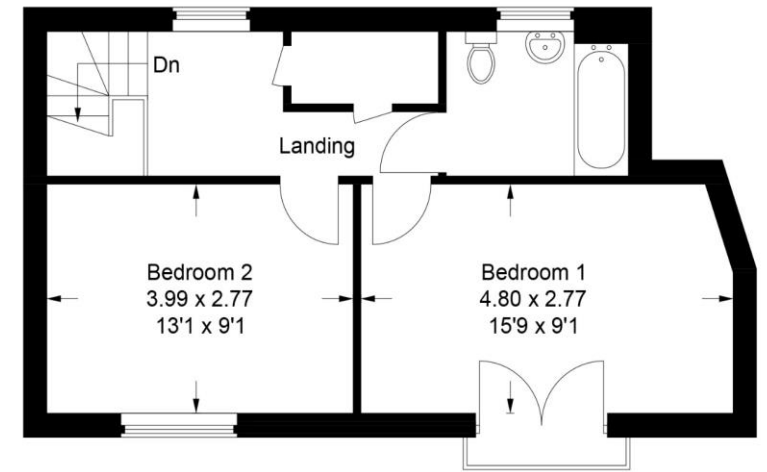
Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional 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

2 Jane Morbey Road

Approximate Gross Internal Area
Ground Floor = 42.1 sq m / 453 sq ft
First Floor = 39.5 sq m / 425 sq ft
Total = 81.6 sq m / 878 sq ft



Ground Floor



First Floor

Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - C

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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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.