

3 Bed Terraced In Park Street , Thame, OX9 3HR

£410,000





SHORT DESCRIPTION

Property Ref: 16092 Park Street is a charming period terraced cottage in the heart of Thame, opposite Elms Park and just moments from the historic High Street. Downstairs there is an attractive, light filled, spacious, open plan living and dining room with a wood burning stove. The adjoining bright kitchen overlooks the rear garden. Upstairs there is a surprisingly big family bathroom, as well as two well-proportioned large double bedrooms and a third, smaller bedroom that is currently being utilised as a home office. Each of the three bedrooms benefit from built in cupboard space. There is also a fully insulated, part boarded loft, which offers a large amount of additional storage. Outside there is a very private and fully enclosed rear garden that features a full width raised decking area, which provides an ideal space for outdoor entertaining during the warmer months. The property also has scope for further improvement with previous planning permission granted for a single-story side extension which would give the buyer the opportunity to create a stunning kitchen breakfast room. There is on-street, residents only parking available and the cottage is offered for sale with no onward chain. Thame is a bustling, quintessential English market town surrounded by beautiful countryside and located close to the Chiltern Hills and the city of Oxford. The pretty High Street is a mix of Medieval and Georgian buildings and is home to a wide range of independent shops, including butchers, bakers and delicatessens, as well as gastropubs, cafes and restaurants. A Waitrose and Sainsburys supermarket are also located in the town centre. Despite Thame's rural position, the town is well positioned for links to London. Fast trains from nearby Haddenham & Thame Parkway station reach Marylebone in around 36 minutes, whilst the M40 is only a ten-minute drive away. Property Type: Terraced Full selling price: £410000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: E Measurement: 753 sq.ft. Outside Space: Enclosed Garden Parking: Residents Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

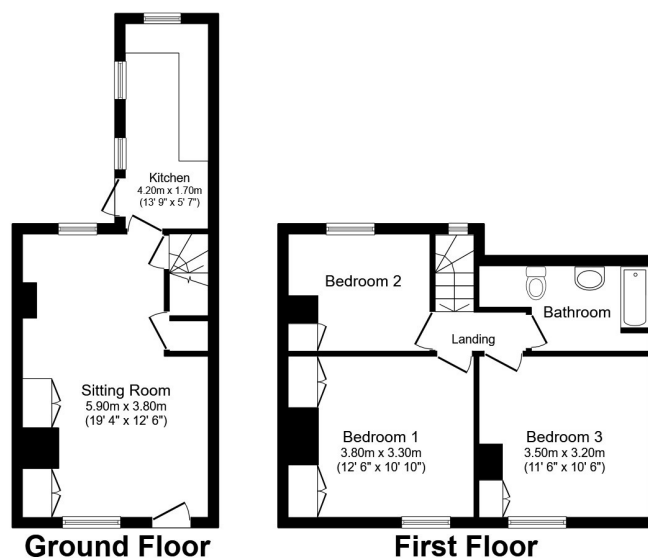
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 69.9 sq.m. (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

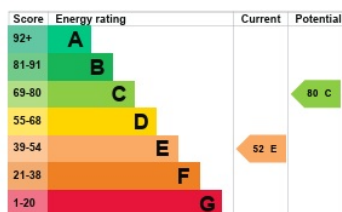
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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