



bonners & babingtons

Ormond Drive
Thame

Ormond Drive Thame OX9 3XN

Guide Price: £195,000

Immaculately presented 1 bedroom ground floor maisonette in a quiet no through road, with recently refurbished kitchen and bathroom and allocated parking. A short walk to the centre of Thame and excellently positioned for London transport links. Offered Chain Free.

This apartment is bright and airy; comprising of a small entrance porch, good size living/dining reception room benefiting from views over the green outside, the room has an arched entrance to the remainder of the property. The small but adequate, newly fitted kitchen has ample waist and eye level cupboards, a free-standing electric cooker and fridge/freezer.

The bathroom is modern and fresh; with a bath and overhead shower, heated towel rail and an over sink vanity unit.

The bedroom is spacious with plenty of room for wardrobes and furniture. There is also a large cupboard in the bedroom that has plumbing for a washing machine and additional storage space. The bedroom also benefits from a soundproofed ceiling.

Outside: There is an additional storage cupboard situated next to the front door, housing the boiler and electric meter. Opposite the apartment is a communal green, shared with the surrounding properties. There is allocated parking for one vehicle in the shared carpark.





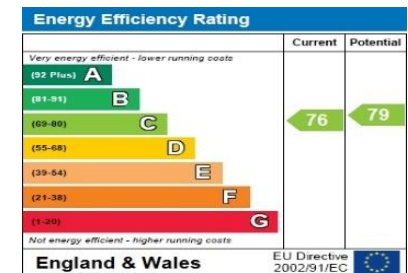
Other notable features; new combi boiler fitted January 2024, double glazing throughout. Remaining 114 years on the lease, ground rent capped at £250, no service charge.

Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams`s School where all church denominations are catered for.



The M40 (junctions 6 and 7) is within 41/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

Council Tax Band B





Entry
3'10" x 2'11"
1.17 x 0.90 m

Living / Dining Room
12'11" x 14'11"
3.96 x 4.56 m

Bathroom
7'3" x 5'5"
2.22 x 1.67 m

Hallway
4'10" x 3'1"
1.48 x 0.96 m

Kitchen
7'6" x 5'9"
2.30 x 1.75 m

Bedroom
9'10" x 11'0"
3.01 x 3.38 m

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Approximate total area⁽¹⁾
429.91 ft²
39.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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