



bonners & babingtons

Ireton Court  
Thame

# Ireton Court

## Thame

### OX9 3EB

Guide Price: £375,000

A deceptively spacious 3 bedroom mid terrace property in a quiet cul-de-sac on the outskirts of Thame's historical market town. With excellent transport links, schools, and amenities nearby.

The property comprises: large entrance porch with space for coats and shoes, doorway to the rest of the house. The the dual aspect and semi open plan downstairs layout, creates a light and airy flow from the main reception area at the front of the property and separate dining and kitchen to the rear. The dining room has sliding doors to the enclosed garden and an arched opening to the modern kitchen which has ample waist and eye level units, double oven, gas hob, space for dishwasher and washing machine and door to the garden. There is also a useful understairs cupboard.

Upstairs are three good sized bedrooms, with the master and second bedrooms boasting built in wardrobes. The contemporary family bathroom is tasteful and bright, with a P shaped bath and overhead rainfall shower, vanity unit and heated towel rail.

Outside: The rear South Westerly garden has an area of patio for dining and socialising out from the dining room, a shed and further patio at the end of the garden, perfect for enjoying the evening sun. The rest is mainly laid to lawn, there is also a gate in the newly erected fence with access to footpath beyond and outdoor electrical points.

Other notable features; central heating and double glazing throughout, parking.





## Location

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 C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			87
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

781.56 ft<sup>2</sup>  
72.61 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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