



Bridge Terrace
Thame



bonners & babingtons

Bridge Terrace Thame OX9 3LU

Guide Price £345,000

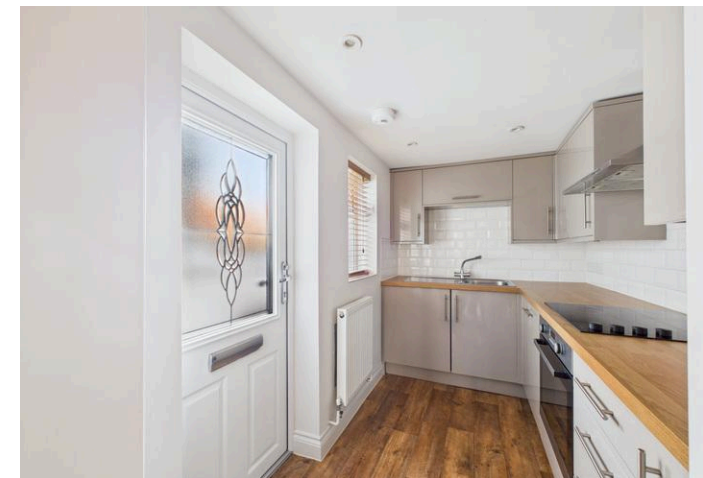
A delightful two-bedroom terraced cottage set in a quiet location within walking distance of the town centre, renovated to a high specification and immaculately presented throughout. The property benefits from off road parking and additional space by separate negotiation. The property overlooks and enjoys easy access to the Phoenix Trail for fabulous countryside walks and has no onward chain.

The cottage comprises; a bright, contemporary kitchen with ample waist and eye level storage, integrated washing machine and dishwasher, electric hob and oven. There is front door access and a further step up to a central dining/reception area, cleverly designed with a built-in island for seating and houses the undercounter fridge and freezer. There is additional storage in the alcoves, a large understairs cupboard, stairs to the first floor and door to the main reception room. This room is bright yet cosy, with fireplace area that would be suited for a modern gas fire, space for comfortable furniture and a rear door to the enclosed back garden.

Upstairs; The bright upstairs has the master double bedroom to the rear of the cottage with views over the garden and the trees of the Phoenix Trail with original feature fireplace. Bedroom two would make a fantastic home office, gym or dressing room. A modern and light dual aspect family bathroom completes the interior. Boasting a p-shape bath, overhead shower and vanity sink.

Outside; The rear south facing garden is a quiet and calm sanctuary, with generous patio area for outdoor dining and entertaining, mature shrubs and rose bushes and an area of lawn. Through the back gate is allocated parking and a small shed which could be relocated to the garden should additional space for a larger car be needed.

Other notable features include double glazing throughout, modern boiler, loft with light.





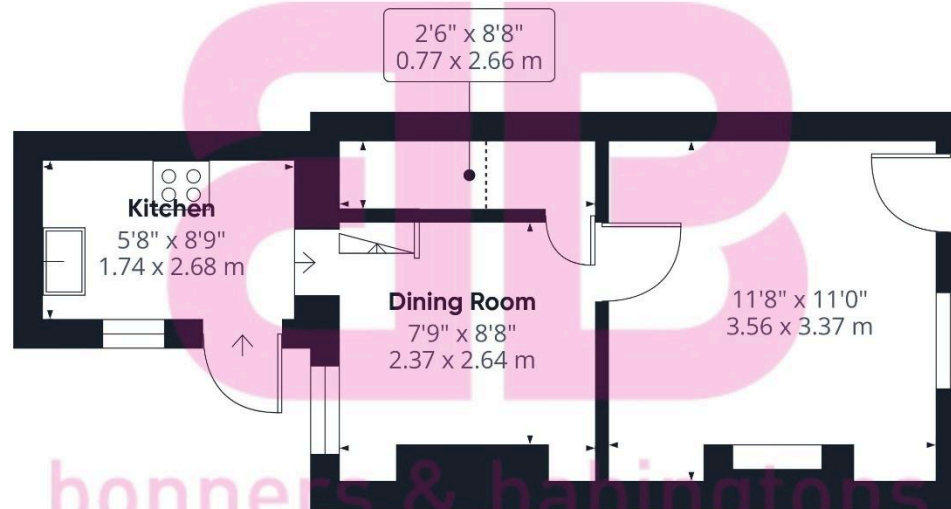
Location:
 Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. In addition there is a thriving little theatre in the centre of Thame, The Players Theatre. Both a Swimming Pool and 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.



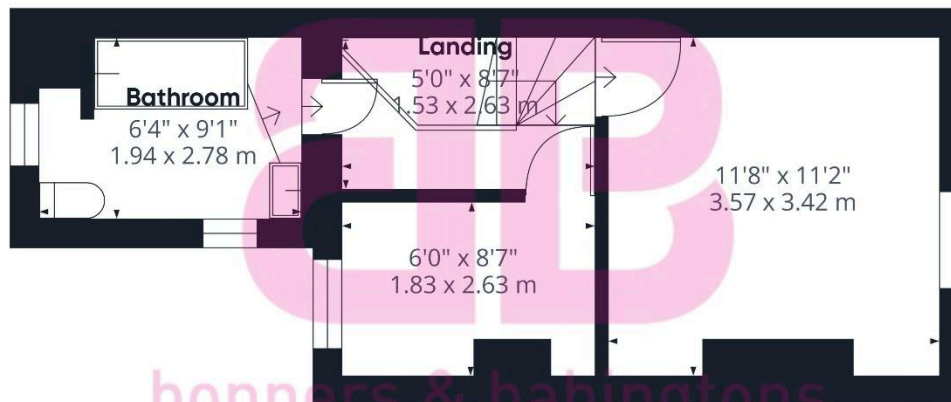
The M40 (junctions 6 and 7) is within 41/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
101-155	A		91
81-100	B		85
61-80	C		79
41-60	D		73
21-40	E		67
1-20	F		61
1-20	G		55



Ground Floor



Floor 1



Approximate total area⁽¹⁾

546 ft²
50.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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