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bonners & babingtons

**Van Dieman's Road
Thame**

Van Dieman's Road Thame OX9 2DH

Guide Price £325,000

This 3-bedroom mid terrace property conveniently located a ten-minute walk from the thriving shops and amenities of Thame, is offered chain free and is an exciting project as the house requires updating. Close to the popular Phoenix Trail for fabulous countryside walks and nearby to local schools.

The home is in need of modernising but has a great layout for family living. Downstairs is a large dual aspect reception/dining space that flows to the open plan kitchen area with ample waist and eye level storage and a view of the garden.

There are sliding doors to the rear enclosed garden and patio.

Also downstairs are two storage cupboards and a separate cloakroom.

Upstairs are three bedrooms, all with fitted wardrobes and generous in size. The family bathroom is currently fitted with a disability shower and is in need of updating.

There is an airing cupboard and part boarded loft with light.

Outside: The south easterly rear garden is patioed and has a water feature, mature shrubs and brick built shed. There is gated access to the parking area and is a short stroll to the Phoenix Trail footpath. The front of the house has access to a footpath alongside the playing fields that carries on to the town centre.

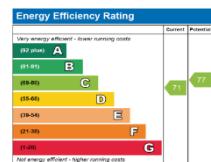
Other notable features; double glazing, gas central heating.





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.

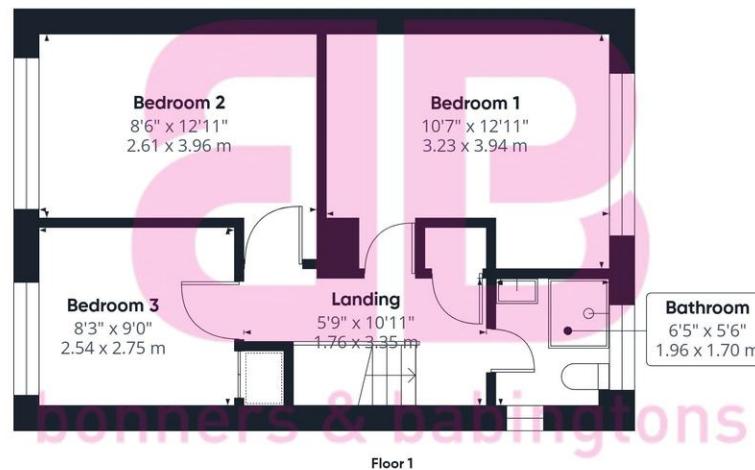
The M40 (junctions 6 and 7) is within 4 1/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.



Tenure: Freehold
Council Tax Band: C



Ground Floor



Floor 1

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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Approximate total area

856 ft²

79.6 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

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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