



Wellington Street
Thame

ab

bonners & babingtons

Wellington Street Thame Oxfordshire OX9 3BW

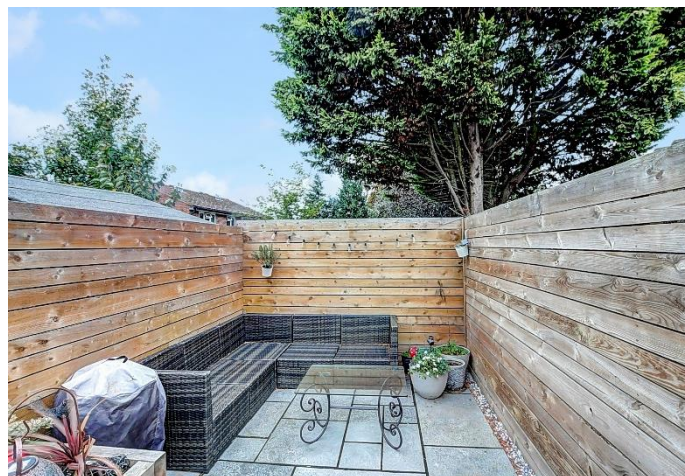
Guide Price £280,000

Dating back to the 1860's a well presented two bedroom Victorian terrace house. Located within just a short walk to the bustling market town of Thame. The property still maintains some of the original features whilst boasting a modern finish throughout. Offered chain free.

The property comprises of an entrance leading straight into the living and dining space. The living room has a gas feature fireplace that could be revealed to open the original open fireplace. The open plan living room/ dining space leads through to the modern galley kitchen with waist and eye level storage and space for white goods. The downstairs family bathroom that has recently been modernised has bath with over head shower and heated towel rail.

Upstairs there are two double bedrooms both with built in wardrobes and ample space for more. Outside the garden is paved making it low maintenance and perfect for alfresco dining, a place to enjoy without the hard work. It also has raised beds for plants or vegetables. The parking for the property is on street directly in front of the house and always available.

Other notable features include gas central heating throughout, double glazing, and part boarded loft with pull down ladder.





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
EPC Rating D

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	89
B (81-91)	
C (69-80)	
D (55-68)	62
E (45-54)	
F (35-44)	
G (21-34)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

562.36 ft²
52.24 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.

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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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