



27 Ormond Road

| Thame | | OX9 3XN



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Williams Properties are delighted to present this beautiful two bedroom end of terrace property in the sought after market town of Thame, Oxfordshire. The property has been extended to the front and is well presented throughout and consists of a Kitchen, lounge/diner, two bedrooms and a family bathroom. Outside benefits from a front and a rear garden and allocated parking. Viewing comes highly recommended on this lovely home.

£330,000

Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011). The Haddenham & Thame parkway train station is located only a three miles from the property.

Council Tax

Band C

Local Authority

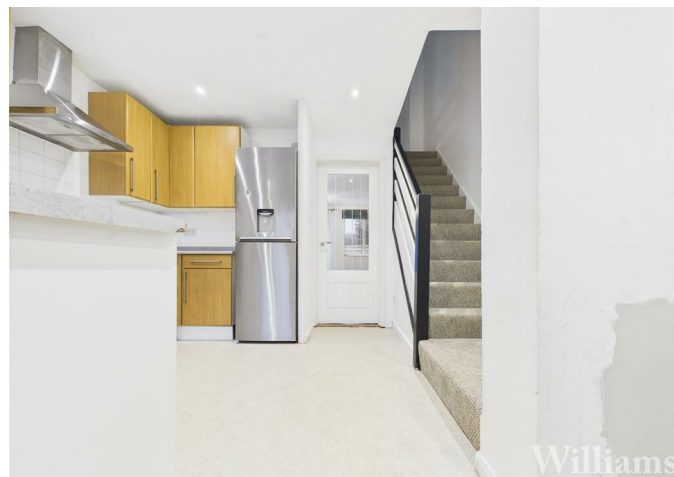
Oxfordshire County Council

Services

All main services available

Kitchen

The kitchen has been extended and consists of a range of base mounted units with roll top work surfaces. Inset oven and hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine, tumble dryer and space for a fridge/freezer. Window to the front aspect, stairs leading to the first floor landing and a door leading into the lounge/Diner.





- Sought After Area Of Thame
- Lounge/Diner
- Good Condition Throughout
- Allocated Parking
- Two Double Bedrooms
- Front & Rear Garden
- Landscaped Garden
- Walking Distance To Schools & Amenties

Lounge/Diner

Lounge/diner consists of wood laminate flooring, light fitting to the ceiling, a wall mounted radiator and French doors leading into the rear garden. There is space for a three piece suite, dining table and chairs and furniture of choice .

First Floor

Fitted carpets to stairs and landing. There are doors leading into both bedrooms and bathroom. Spot lights to the ceiling.

Bedroom

Bedroom one consists of fitted carpet laid to the floor, light fitting to the ceiling, wall mounted radiator, window to the rear aspect and a built in wardrobe . There is space for a double bed and other bedroom furniture.

Bedroom

Bedroom two consists of fitted carpet laid to the floor, light fitting to the ceiling, wall mounted radiator, a window to the front aspect, built in wardrobe and a further storage cupboard. There is space for a double bed and other bedroom furniture.

Bathroom

The bathroom suite which is fully tiled to all walls features a bathtub with an over head shower, glass screen, hand wash basin, low level WC. heated towel rail, tiles laid to floor and a window to the side aspect.

Rear Garden

The rear garden is a good size and boasts from a good sized patio area leading directly from the lounge/diner, then steps up to the remainder of the garden of which is laid with artificial lawn. There a side gate leading to the parking area.



Thame is a beautiful market town within Oxfordshire, about 9 miles east of the city of Oxford and 7 miles south west of the Buckinghamshire town of Aylesbury. The closest rail service is Haddenham and Thame Parkway station, located approximately 2.6 miles north east with the fastest London Marylebone trains taking 36 minutes.

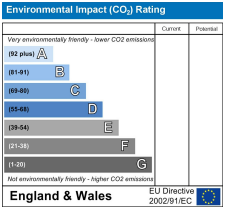
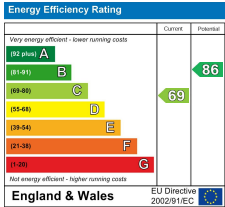


Parking

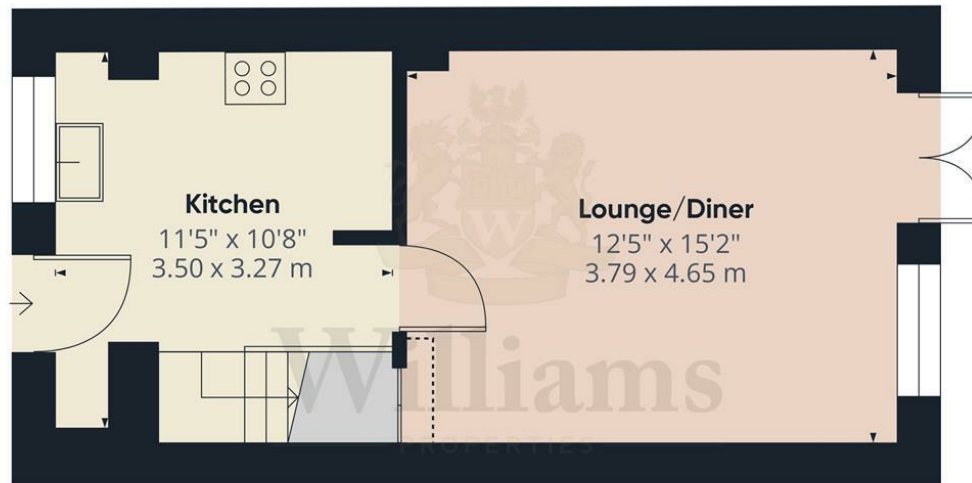
Allocated parking to the side of the property in the communal car parking area.

Buyers Notes

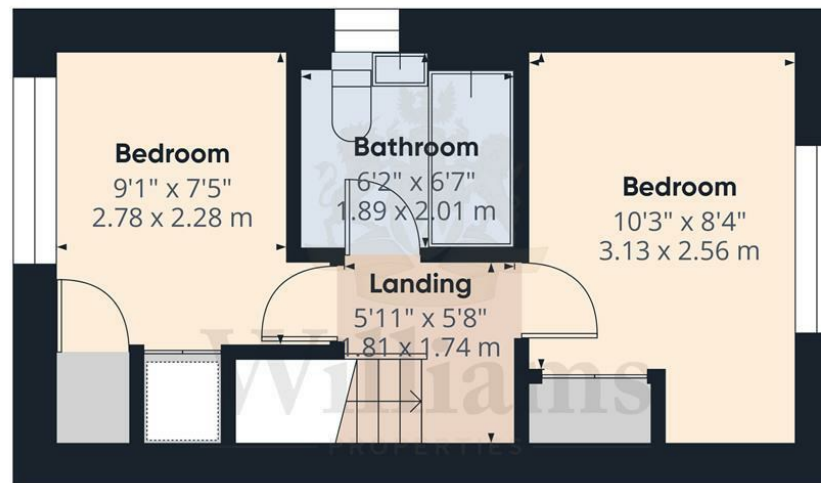
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







Floor 0



Floor 1



Approximate total area^m

573 ft²

53.1 m²

Reduced headroom

2 ft²

0.2 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 rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.