



69 Ormond Road

| Thame || OX9 3XN



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Williams Properties are delighted to present this beautiful two bedroom staggered terraced property in the sought after market town of Thame, Oxfordshire. The property is well presented throughout and consists of a porch, lounge/diner, kitchen, 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.

Guide price £325,000

- Sought After Area Of Thame
- Staggered Terrace
- Front & Rear Garden
- Good Condition Throughout
- Two Bedroom House
- Lounge/Diner
- Allocated Parking
- Walking Distance To Schools & Amenities

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

Entrance Porch

Enter through the front door into this entrance porch is comprised of a fitted light, window to the side aspect and a door to a storage cupboard and lounge / diner.



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.



Lounge / Diner

Lounge/diner consists of fitted carpet laid to the floor, window to the front aspect, light fitting to the ceiling, wall mounted radiator, an opening leading into the kitchen/breakfast room and stairs rising up to the first floor landing. There is space for a three piece suite, dining table and chairs and furniture of choice .

Kitchen

The kitchen consists of a range of base mounted units, wine rack, 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 rear aspect, wall mounted radiator, French doors leading out to the rear garden and space for a small breakfast table or breakfast bar.

First Floor

Fitted carpets to stairs and landing. There are doors leading into both bedrooms and bathroom.

Bedroom

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

Bathroom

The bathroom suite which is tiled to splash sensitive areas and features a bathtub with an over head electric shower, hand wash basin, low level WC. heated towel rail, wood effect lino laid to floor and a window to the rear aspect.

Front & Rear Gardens

The rear garden is a good size and boasts from an area of decking leading directly from the kitchen, then onto a further patio area with a path leading to the rear of the garden with remainder laid to lawn. There is a garden shed and a rear gate leading to the parking area.

Parking

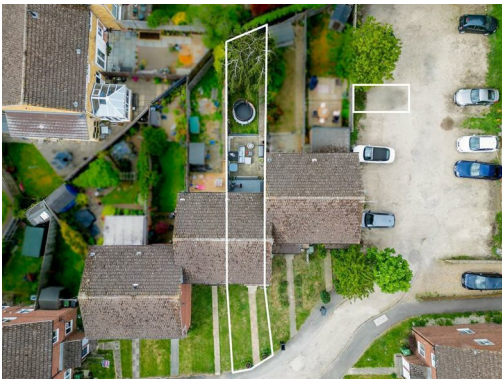
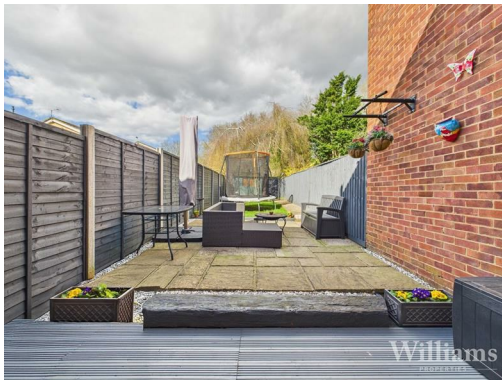
Allocated parking to the rear of the property in the communal car parking area situated at the end of the terrace.

Buyer Notes

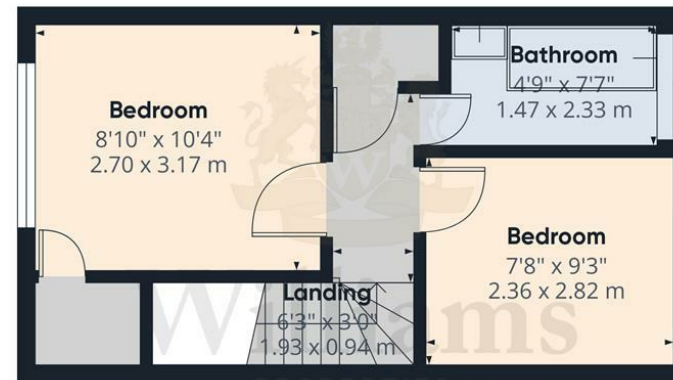
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		86
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(0-10)		
B	(11-20)		
C	(21-30)		
D	(31-40)		
E	(41-50)		
F	(51-60)		
G	(61-70)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area[®]
555.08 ft²
51.57 m²

Reduced headroom
15.99 ft²
1.49 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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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.