



10 Nelson Street, Thame, Oxfordshire, OX9 2DP



10 Nelson Street

Conveniently situated in this town centre location close to all the amenities, this is an attractive, three bedroom, Edwardian mid-terrace cottage with a good size, enclosed and west facing rear garden with passageway access. The property would now benefit from some modernisation and general updating and has the potential to remodel the ground floor to create a lovely modern open plan kitchen/dining/family room to the rear.

Upon entering the property, there is a welcoming entrance hall with stairs rising to the first floor and doors leading into the sitting room and dining room. The sitting room has an aspect to the front, with a square bay window, and a working fireplace. The dining room is a good size and leads through to the kitchen which, in turn, leads through to the utility room. The original back door from the kitchen leads into a useful glazed lean-to with garden access. Upstairs, there is a landing, with airing cupboard and doors into the bedrooms. The master bedroom has an ensuite bathroom; there are two further bedrooms and a family bathroom.

Outside, to the rear, is an attractive, west-facing garden with gated access, via the passageway, and enclosed by wooden closeboard fencing. It is laid mainly to lawn with shrub borders with a paved terrace and a timber garden shed. There is a small front garden which is gated and enclosed by brick walling.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Lean-to.

First Floor

Landing, Master Bedroom with ensuite Bathroom, Two Further Bedrooms, Bathroom.

Outside

Enclosed West-Facing Garden with Passageway Access.



10 Nelson Street, Thame, Oxfordshire, OX9 2DP



Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire/South Oxfordshire border. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.

10 Nelson Street, Thame, Oxfordshire, OX9 2DP

Directions

From our offices in Thame, proceed up the high street to the mini-roundabout and continue into the upper high street. Take the next right into Nelson Street and no.10 can be found, after a short distance, on your right.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

Broadband

Superfast enabled – Maximum available speed estimated at 80.00 Mbps.

Tenure

Freehold.

Services

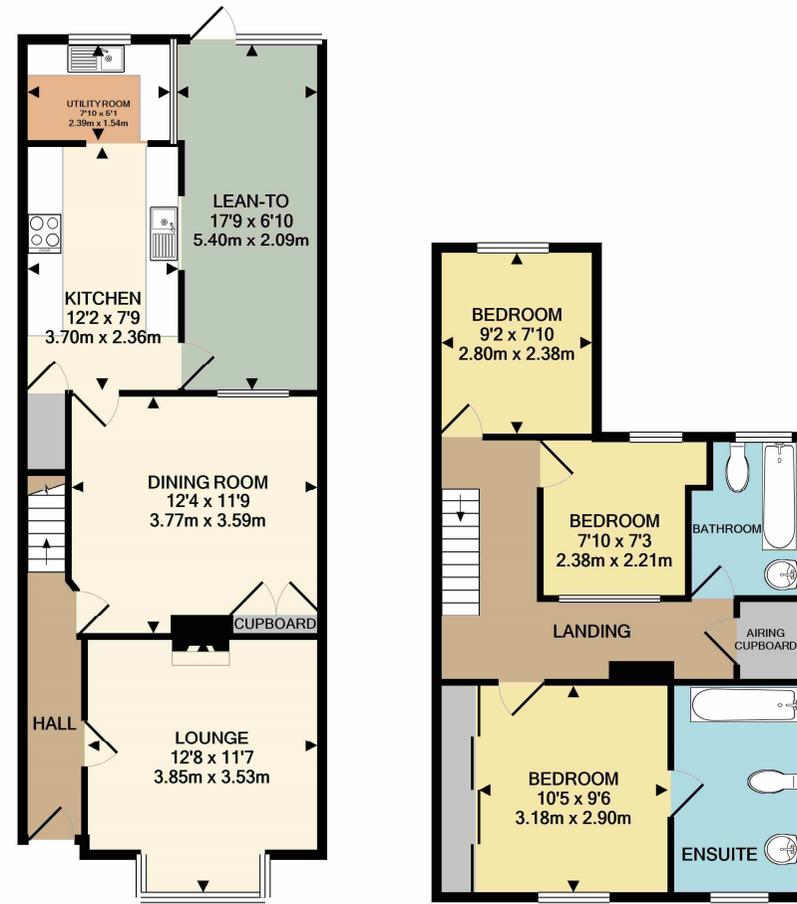
Mains Gas, Electricity, Water and Drainage.

Local Authority

South Oxfordshire District Council.

Tax Band

D.



GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their availability or efficiency.

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk