



45 Rooks Lane, Thame, Oxfordshire, OX9 2EA



Accommodation

Ground Floor

Entrance Hall, Sitting/Dining Room, Kitchen.

First Floor

Two Bedrooms, Shower Room.

Outside

Enclosed and Landscaped Garden, Private Parking and Store.

45 Rooks Lane

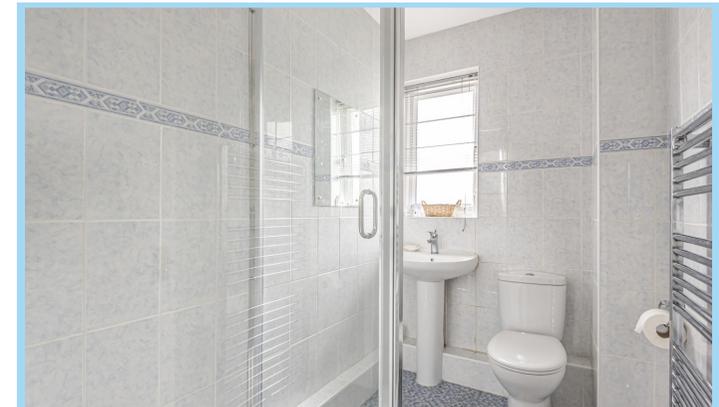
Conveniently situated in this town centre location close to all the amenities, this is a modern two bedroom house with an enclosed, landscaped and private rear garden and off street parking to the front. The property has been well maintained over recent years, to include a modern fitted kitchen with integrated appliances and a refitted shower room. It is offered for sale with the added benefit of no upward chain and would equally suit either a first time buyer, an investor or someone wishing to downsize to this very convenient town centre location with the added benefit of private parking.

Downstairs, there is small entrance hall with doors leading into the kitchen and sitting/dining room. The kitchen is a modern fitted kitchen with integrated appliances, ample storage cupboards and a serving hatch through to the dining area. The sitting/dining room is a good size room with sliding patio doors leading into the garden and stairs leading to the first floor. Upstairs, there are two bedrooms, with built-in cupboards, and a modern shower room.

Outside, the secluded rear garden is enclosed by brick walling and wooden fencing and is mainly paved, with shrub borders. It can be accessed via a private side passageway. To the front is private parking for one vehicle and a useful store.



45 Rooks Lane, Thame, Oxfordshire, OX9 2EA



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.

45 Rooks Lane, Thame, Oxfordshire, OX9 2EA

Directions

From our offices in Thame, proceed up the high street to the mini-roundabout and turn right into Rooks Lane. No.45 can be found, after a short distance, on your left.

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

Leasehold. 999 years from July 1993.

Services and Boiler

Mains Gas, Electricity, Water and Drainage. Potterton 'Gold Combi' Combination Boiler.

Local Authority

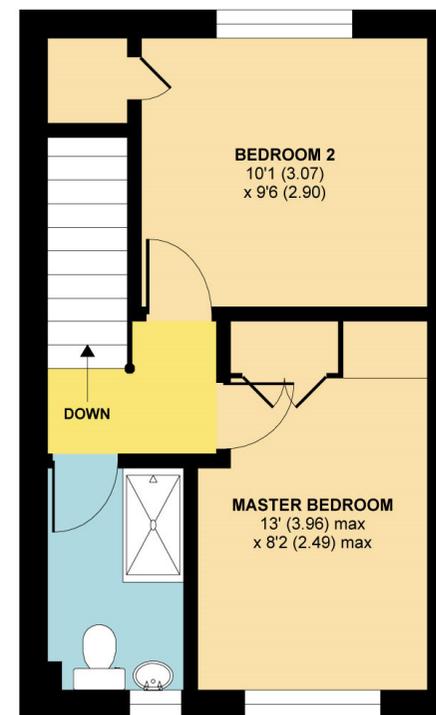
South Oxfordshire District Council.

Tax Band

D.



GROUND FLOOR
abt 310 SQFT (INTERNAL)



FIRST FLOOR
abt 310 SQFT (INTERNAL)




Andrew Murray & Co
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT 57.5 SQ METRES

Rooks Lane, Thame, OX9 2EA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Andrew Murray & Co

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