



10 Pelham Road, Thame, Oxfordshire, OX9 3WH



Accommodation

Ground Floor

Entrance Hall, Sitting/Dining Room, Kitchen.

First Floor

Landing, Two Bedrooms, Bathroom.

Outside

Enclosed Garden, Driveway Parking and Garage.

10 Pelham Road

Pleasantly situated in this quiet cul-de-sac location, this is a well presented, modern, end-of-terrace, 2 bedroom, house with good size enclosed rear garden, garage and driveway parking. 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 location with the added benefit of private parking and garaging.

Downstairs, there is an entrance hall with stairs to the first floor, with understairs cupboard, doorway leading into the kitchen and a door leading into the sitting/dining room. The kitchen was completely refurbished and replaced with new units and integrated appliances 2 years ago. It has ample storage cupboards and a serving hatch through to the dining area. The sitting/dining room is a good size room with a door leading into the garden. Upstairs, there is a landing with an airing cupboard, two bedrooms, one with a built-in wardrobe, and a bathroom.

Outside, the rear garden is enclosed by wooden panel fencing and is laid mainly to lawn with a paved patio. To the front, there is driveway parking and a large single garage with eaves storage.



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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 small 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, 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.

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Directions

From our offices in Thame, proceed up High Street to the mini-roundabout and straight over into Upper High Street. At the next mini-roundabout turn left into East Street and proceed to the ring road. Take the first turning onto the ring road and next left into Vane Road. At the T-junction turn right into Pelham Road 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

Average broadband speed at this postcode is 67 Mb.

Tenure

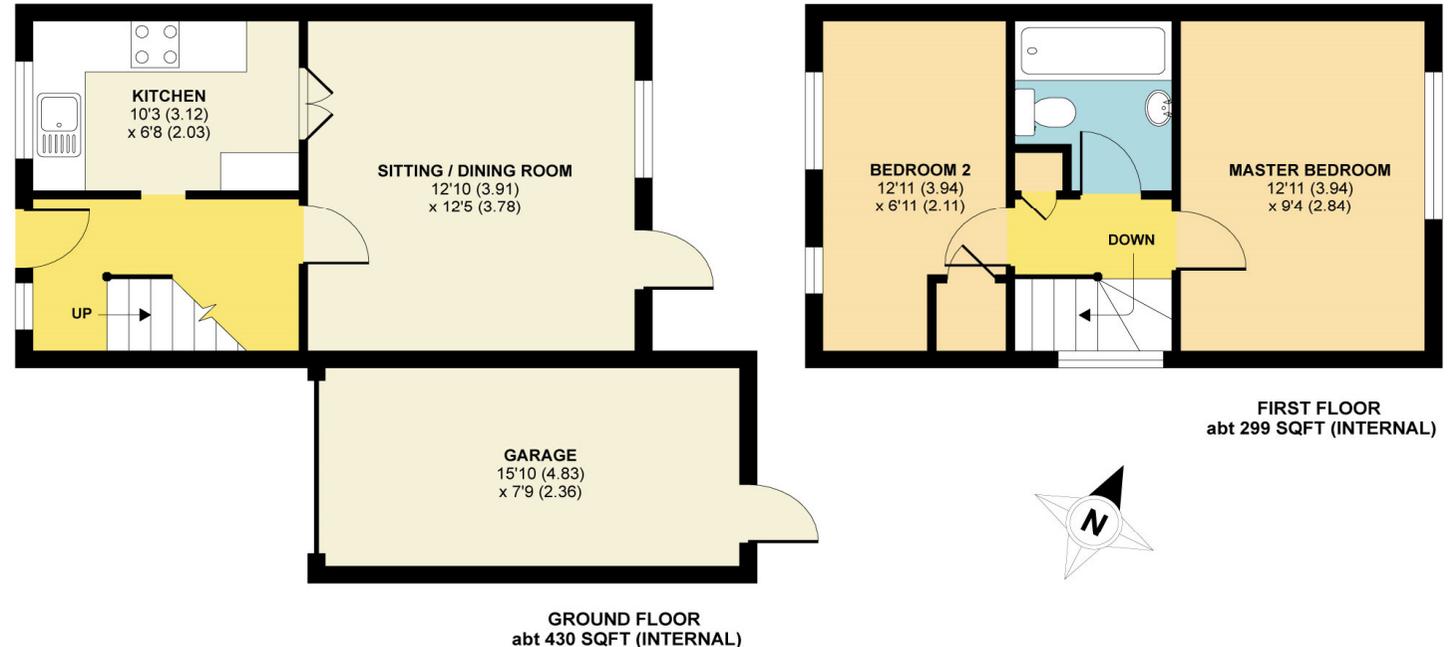
Freehold.

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

South Oxfordshire District Council. Band C.



APPROX. GROSS INTERNAL FLOOR AREA 729 SQ FT 67.7 SQ METRES (INCLUDES GARAGE)

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