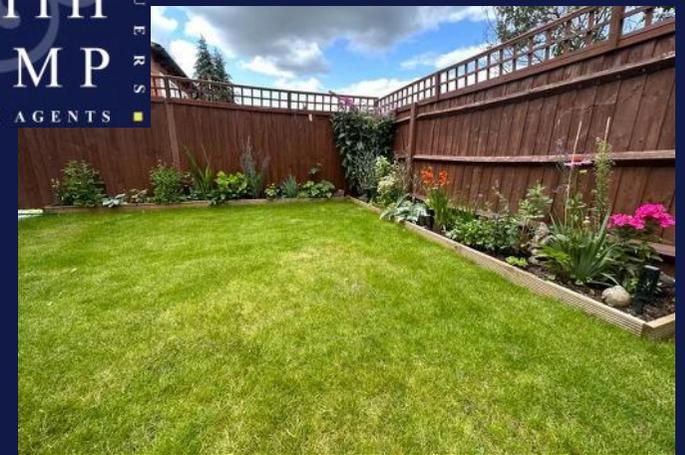


# 10B QUEENS CLOSE

THAME, OXFORDSHIRE, OX9 3AZ



AUCTIONEERS  
SURVEYORS  
PIKE  
SMITH  
KEMP  
VALUERS  
ESTATE AGENTS



# 10B QUEENS CLOSE

## THAME, OXFORDSHIRE, OX9 2AZ

'A SPACIOUS TWO BEDROOM HOME IN A GREAT LOCATION'

**Location, Location, Location! A renovated two double bedroom semi-detached house with a superb open plan living space just a stones throw away from Thame Town Centre.**

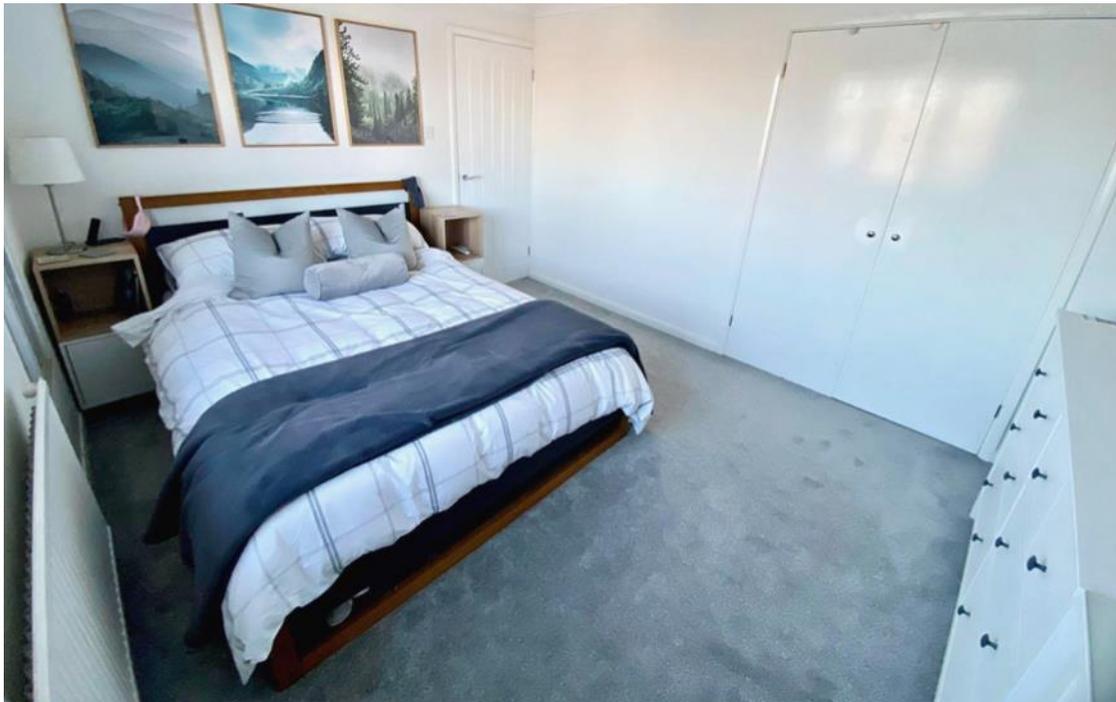
10B Queens Close has undergone extensive renovation and is now presented to the market with an abundance of fabulous features. On entering the property the hallway offers a downstairs cloak room, superb kitchen that has been completely refitted with integrated appliances and a range of base and wall units. Also leading from the hallway is the open plan sitting/dining rooms with French doors leading to the rear garden.



Upstairs, the property benefits from two double bedrooms, the main bedroom being of a considerable size and both with fitted wardrobes. The bathroom has also been refurbished with a bath and overhead shower.

Outside, the rear garden is mainly laid to lawn with a side gate providing access to the properties driveway and garage. As well as the lawned garden there is a newly decked area for entertaining, a perfect location to catch the sun!





## OVERVIEW

- Quiet Cul-de-sac location
- Off road parking & single garage
- Open plan sitting/dining
- Newly refitted kitchen with integrated appliances
- Well presented garden and decking area
- Two well sized double bedrooms
- Bathroom with a bath and over head shower
- Well presented throughout
- Close to all amenities & excellent transport links

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity & water

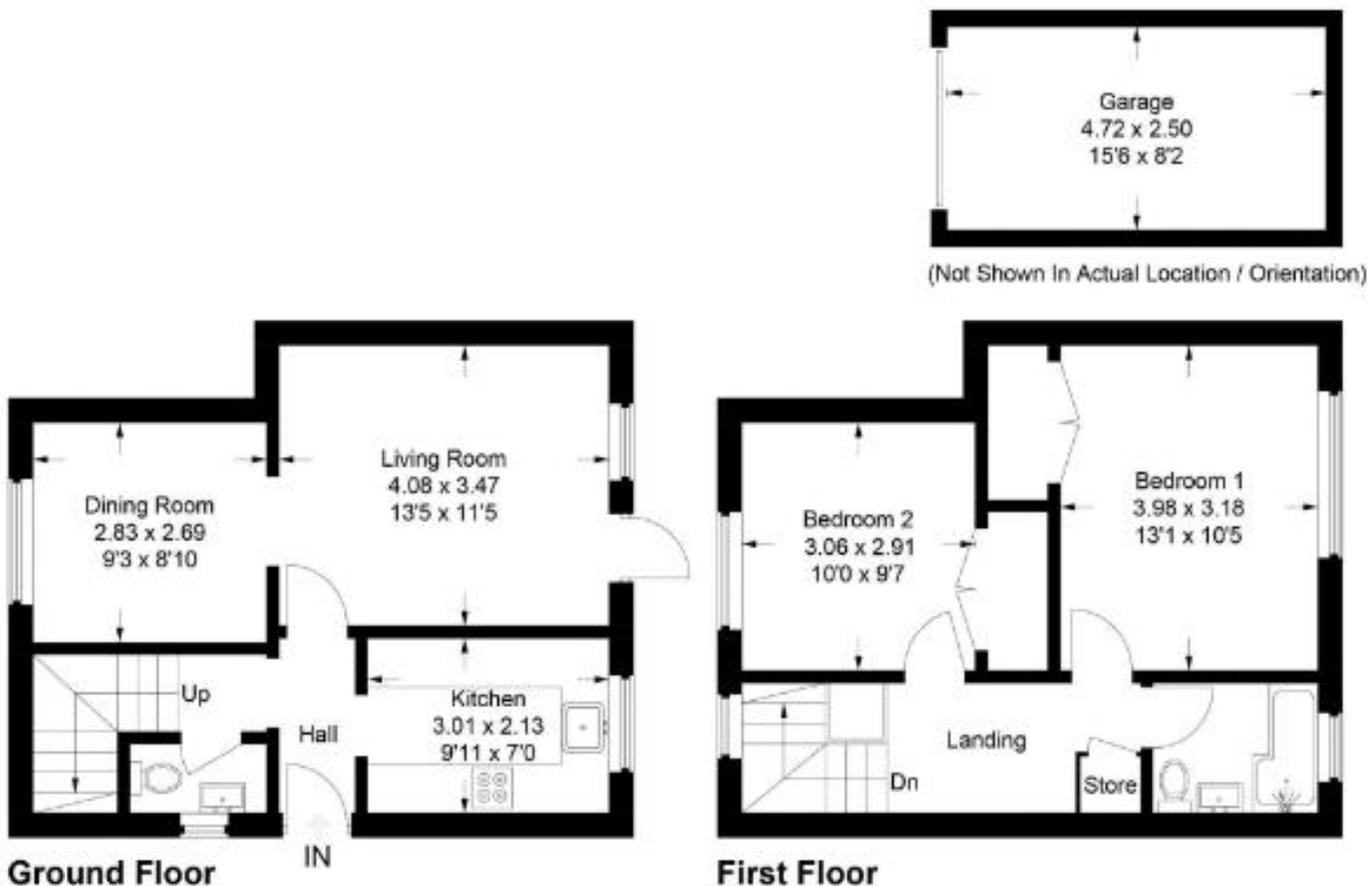
**Energy Rating:** Currently 66D, Potentially 88B

**Local Authority:** South Oxfordshire DC

**Council Tax Band:** C

**Broadband:** 50+

**GUIDE PRICE £400,000**



### 10B Queens Close, Thame, OX9 3AZ

Approximate Gross Internal Area  
 Ground Floor = 38.5 sq m / 414 sq ft  
 First Floor = 38.2 sq m / 411 sq ft  
 Garage = 11.7 sq m / 126 sq ft  
 Total = 88.4 sq m / 951 sq ft

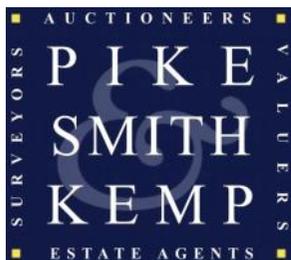
### LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame parkway.



#### PIKE SMITH & KEMP

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**Thame - Marlow - Cookham - Maidenhead**