

96 COTMORE CLOSE

THAME OXFORDSHIRE OX9 3NE



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THAME, OXFORDSHIRE OX9 3NE

A fantastic opportunity to create your dream home! This 3 bedroom, end of terrace property is located in a quiet location of Thame on a large corner plot at the end of a close. The property is in need of modernisation and has the potential to be developed, subject to the usual planning consents.

Presented to the market for the first time in 50 years, this property has the potential to remodel and upgrade and offers excellent scope for improvement. Ideally situated within walking distance of Thame high street, the property comprises of a large entrance hall, two reception rooms, downstairs shower room and kitchen. Upstairs there are 3 bedrooms, two of which are doubles and a family bathroom with separate WC. To the rear of the property, there is a paved garden with side access and a large storage shed. The property has a large front garden and is offered to the market with no onward chain.

“FANTASTIC OPPORTUNITY TO CREATE YOUR IDEAL HOME”



IN BRIEF

- In need of modernisation—create your dream home!
- Two reception rooms
- Two double bedrooms and a single bedroom
- Downstairs shower room and family bathroom on first floor



OVERVIEW

- Three bedroom end of terrace property
- Large and sunny sitting room
- Downstairs shower room as well as upstairs bathroom and WC
- Two reception rooms
- Large front garden
- Paved rear garden with large shed
- In need of modernisation
- Walking distance to Thame High Street

OFFERS OVER:

£285,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

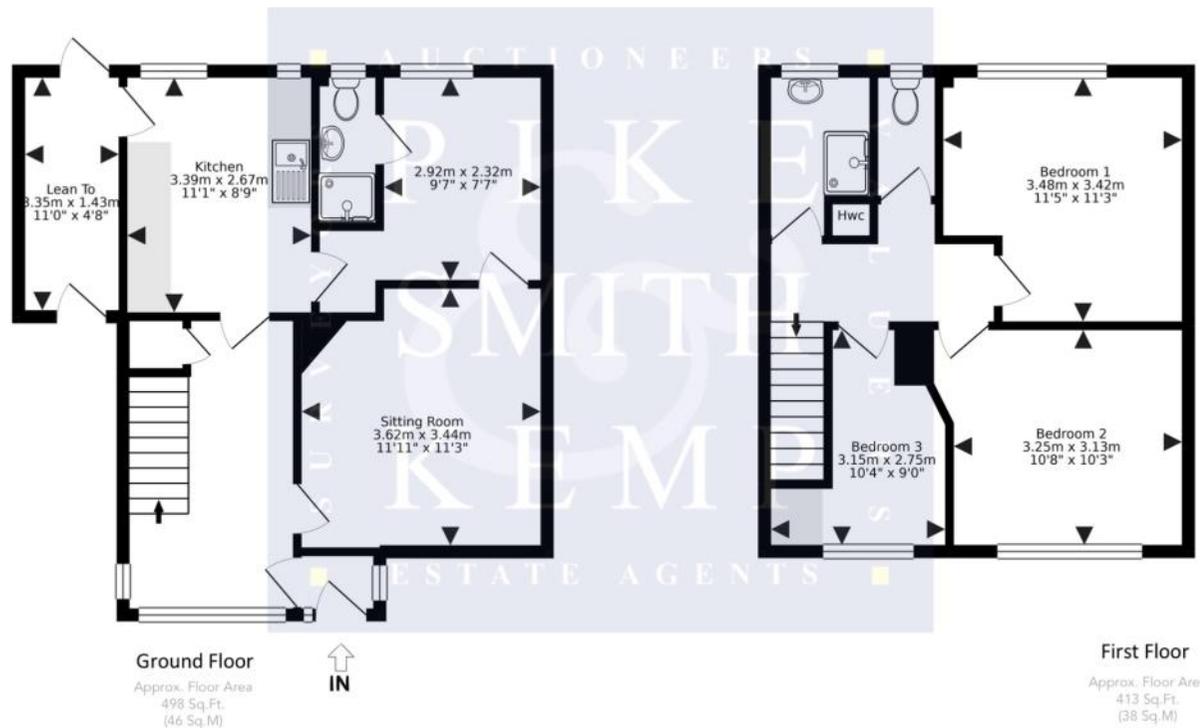
Energy Rating: Currently D (65), Potentially B (81)

Environmental Impact Rating: Currently D (63) Potentially (80)

Local Authority: South Oxfordshire District Council

Council Tax Band: C

Broadband: Standard up to 17Mb, Fibre up to 76Mb



The approximate total area for the elements of the property represented on the floorplan is 85 SqM (912 Sq.Ft)

96 Cotmore Close, Thame, Oxfordshire, OX9 3NE

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead

