

33 HAMILTON ROAD

THAME, OXFORDSHIRE OX9 3XZ



'FANTASTIC CONDITION, CENTRALLY LOCATED'

33 HAMILTON ROAD

THAME, OXFORDSHIRE OX9 3XZ

Tucked away at the end of a cul-de-sac on a popular residential development is this two double bedroom home in good condition throughout.

The home is presented with modern, neutral fixtures and decoration throughout, and is in a great location for Thame High Street and all the amenities.

On entering the property, the downstairs living space is all open plan, with the sitting room situated at the front. The kitchen to the rear is fitted with a range of base and wall units and has a gas oven and hob. There is also a breakfast bar and French doors leading onto the garden.

Upstairs, the property has two double bedrooms and a family bathroom. Outside, the property has a patio area with veranda cover as well as two allocated parking spaces.

This home is offered with NO ONWARD chain and would be an ideal first time buy or investment property. It currently generates £925 p.c.m in rental income.



IN BRIEF

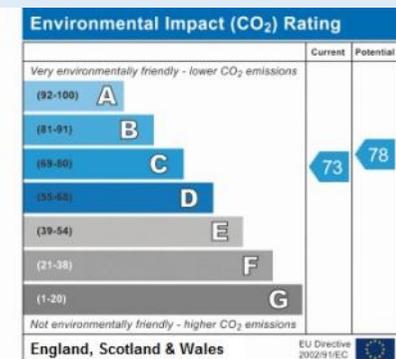
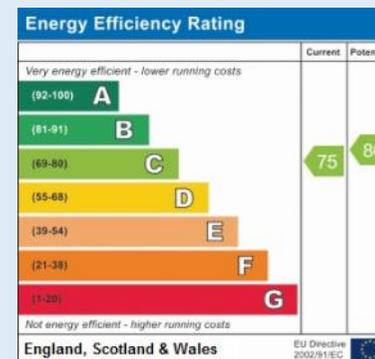
- Two double bedroom home
- Completely re-decorated throughout with neutral decor
- Wood flooring to downstairs
- Ideally located for Thame town centre



OVERVIEW

- Two double bedrooms
- Family bathroom with shower enclosure
- Sitting room
- Open plan kitchen with breakfast bar
- Garden
- uPVC double glazing
- Gas central heating
- Two allocated parking spaces

GUIDE PRICE **£270,000** **FREEHOLD**



Floor Plan Pending

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.

Location: 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 Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) and to surrounding villages.

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

