

# 69 WELLINGTON ST

THAME, OXFORDSHIRE, OX9 3BW



# 69 WELLINGTON STREET

## THAME, OXFORDSHIRE OX9 3BW

**A well presented, two double bedroom bungalow situated moments from Thame High Street and offered to the market with NO ONWARD CHAIN.**

69 Wellington Street is presented in good condition throughout with a sitting room to the front with a feature gas fireplace and bay window. There is also parquet flooring to the sitting room and hallway. The kitchen has a wide range of base and floor units and a recently installed boiler. There are double doors that lead onto the dining room/sun room that is insulated, and in turn has double doors leading onto the garden. There are two double bedrooms, both with TV points and the main bedroom benefits from fitted wardrobes. There is a family bathroom with a shower over the bath. Outside, the garden is a real sun trap with sleeper flower beds and a gate to the side as well as access to the single garage. To the front is off-street parking and a shared driveway leading to the single garage. There is potential to extend into the loft as well as to the rear of the home.

‘TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN A GREAT LOCATION!’



### IN BRIEF

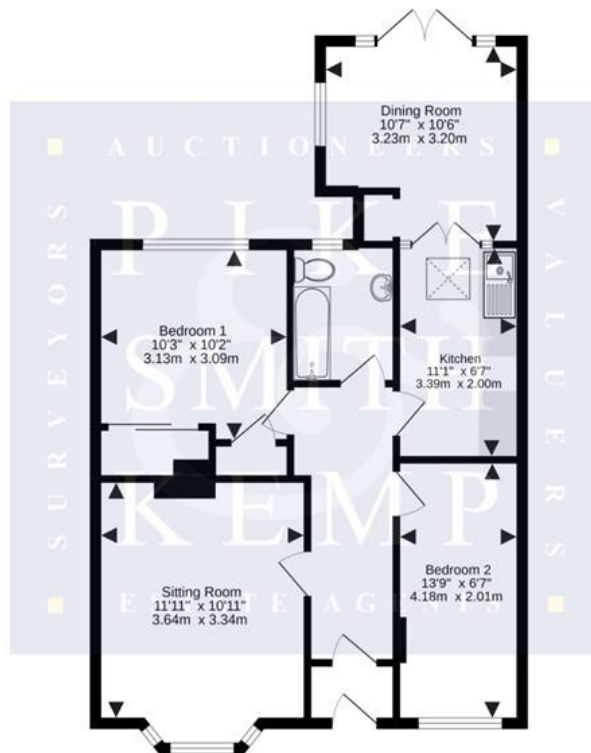
- Presented in good condition in a great location
- Off-street parking and single garage
- Recently re-decorated
- Easy to maintain garden



## OVERVIEW

- Two double bedrooms
- Sitting room with feature fire and bay window
- Kitchen with a wide range of base and floor units
- Insulated conservatory, used as a dining room
- Bathroom with shower over the bath
- Off-street parking and single garage
- Recently re-decorated
- Parquet flooring to hall and sitting room
- Potential for loft conversion
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



The approximate total area for the elements of the property represented on the floorplan is 61 SqM (661 Sq.Ft)

**69 Wellington Street, Thame, Oxfordshire, OX9 3BW**

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 and historic market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is surrounded by beautiful countryside, with many walks.

The iconic boat-shape high street hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

The town retains a traditional high street shop experience, with many high quality independent tea shops and cafes, restaurants, pubs, butchers, delicatessens, bakers and a Waitrose.

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 Lord Williams Secondary 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 which is on the main line between Marylebone Station, London and Birmingham.

## PIKE SMITH & KEMP

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**Thame - Marlow - Cookham - Maidenhead**

