



30 Nelson Street, Thame,
Oxfordshire, OX9 2DP

Guide Price £550,000

RB REASTON BROWN

A Three/Four Bedroom Town House In The Heart Of The Market Town Of Thame With Off Street Parking And Courtyard Garden. Close To All Amenities, Good Schools And Parks. Excellent Opportunity to Renovate And Modernise.

30 Nelson Street stands in the heart of the charming market town of Thame, a townhouse exuding appeal across its three well-designed floors. As you step into the hallway, two bedrooms greet you, one featuring a large picture window that looks out to the courtyard garden, while a convenient downstairs cloakroom adds to the functionality of the space. Ascending the stairs, you'll come into the light-filled sitting room, adorned with two double glazed windows that give the room a natural light. Alongside this, a flexible room, ideally suited as a dining area or potentially a fourth bedroom, overlooks the front of the property, adds versatility to the layout. Just down the corridor, a bathroom, consisting of a grey three-piece suite, adds practicality. Further along, the kitchen beckons with its wall and floor cabinets, offering ample storage space and boasting integrated ovens.

Ascending once more to the upper floor, you'll find the master bedroom, complete with an ensuite shower for your utmost comfort. Outside, the property reveals a courtyard garden, which could provide a delightful space to unwind and savor the outdoors. Through double gates, the shared driveway welcomes you, leading to a carport thoughtfully designed to accommodate at least one car with ease.

While this townhouse, presents an exciting opportunity for modernization and refurbishment, allowing you to tailor it to your unique taste and lifestyle. The Energy Performance Certificate (EPC) is rated D, and the property falls under Council Tax Band E.

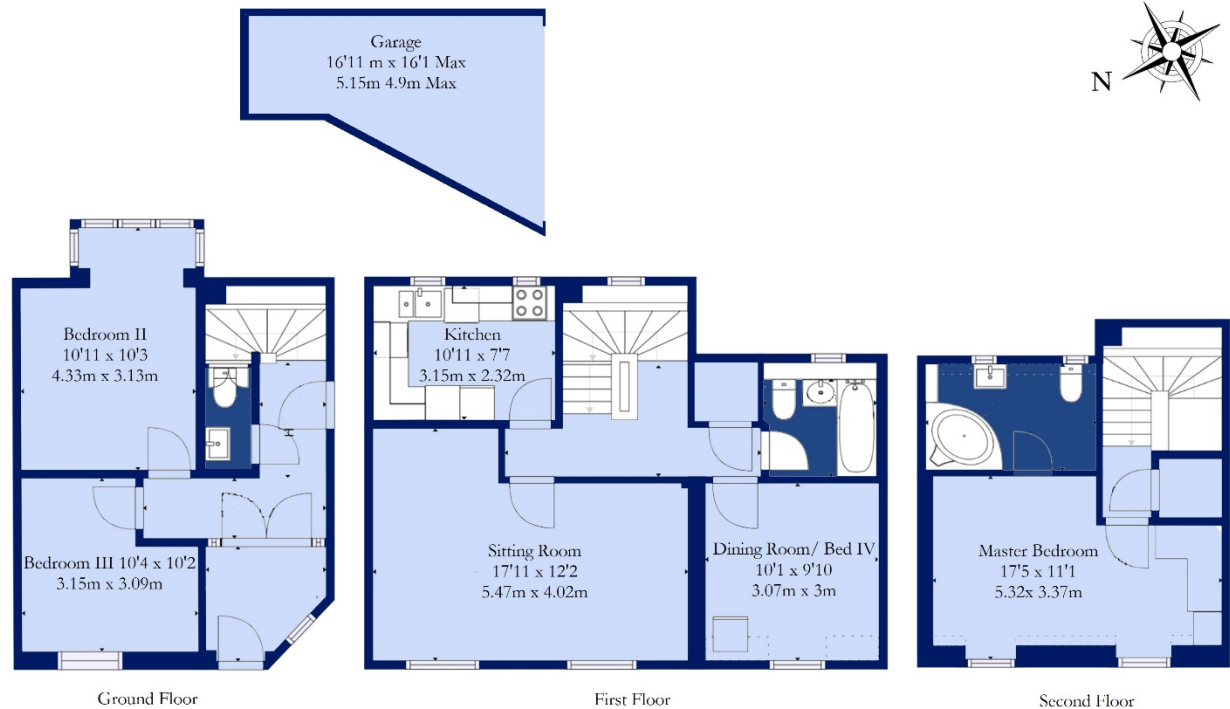
Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 1416 Sq Ft (131 Sq M) inc Garage

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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