



36 North Street  
Thame  
OX9 3BJ

Guide Price £349,950

**RB** REASTON BROWN

## A Well Presented Two Bedroom Terraced Cottage with Enclosed Garden, Situated in a Convenient Location, Within Walking Distance of the High Street. No Chain

36 North Street is a charming cottage located just a short stroll away from Thame High Street. Entering the cottage you are greeted with a cosy, light living area with built-in storage cupboards and shelving. Straight through the doorway is a well-equipped kitchen complete with matching white wall and base units, a breakfast bar, ceramic sink with chrome mixer tap. Ascend the staircase to discover a double bedroom which is front facing, with a convenient walk-in closet, alongside a smaller second bedroom currently utilized as a study. The bathroom has a three-piece suite, with chrome effect fittings and over bath shower and benefits from a heated towel rail. Outside is an enclosed easy maintenance garden with an area of artificial lawn and paved patio, with gated access to the passageway at the side. The property may have future potential to convert the loft space.

EPC = D 65

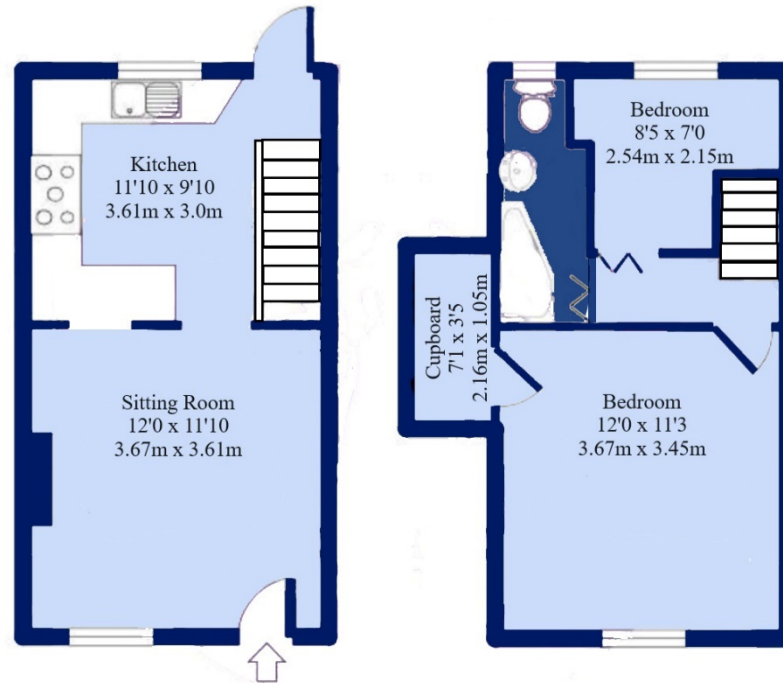
Council Tax = C

### Situation

**Thame** is a popular market town situated on the Oxon/Bucks borders. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings, some dating back to Tudor times, a medieval church and a local museum. On the gastronomic side it has award winning bars and restaurants; you could have breakfast at Coluco, lunch at the Eight Bells and dinner at the Thatch. There is also an annual food festival, art and literature festivals, various music and comedy festivals. Thame also has a health centre, cottage hospital, various societies and sports club such as the Chinnor rugby club, the tennis club, bowls club and U3A. There is excellent schooling, including three primary schools and the sought after LWS secondary school. There is also access to the grammar schools in Aylesbury. Transport wise, London Marylebone can be reached in 34 minutes via nearby Haddenham & Thame Parkway Station. Also M40, junction 7 for access to London, Birmingham and the North is approximately 10 minutes drive away. There are also regular bus services to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery. *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 581 Sq Ft (54 Sq M)

36 North Street, Thame, Oxfordshire, OX9 3BJ

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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