



Bartone Place

Thame, Oxfordshire

In Excess of **£395,000**

TR TIM RUSS
& Company



Bartone Place

Thame, OX9 3ED

An immaculately presented and spacious two double bedroom, two bathroom semi-detached home constructed in 2018 by Bellway Homes. It is located on the edge of Thame on a quiet and welcoming no through road.

The property offers light and spacious living accommodation with a welcoming entrance hallway that provides access to the sitting/dining room, kitchen and downstairs cloakroom. The sitting/dining room is a lovely space, both light and airy complete with French doors out to the rear garden, whilst the kitchen offers an excellent range of wall and base units together with some integrated appliances.

To the first floor, there are two double bedrooms, with the principal bedroom benefitting from an en-suite shower room, and a family bathroom.

Externally, to the front there is off street parking available for three vehicles and a garage, whilst to the rear the garden is mainly laid to lawn with a patio terrace.



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Council Tax band: C

Tenure: Freehold

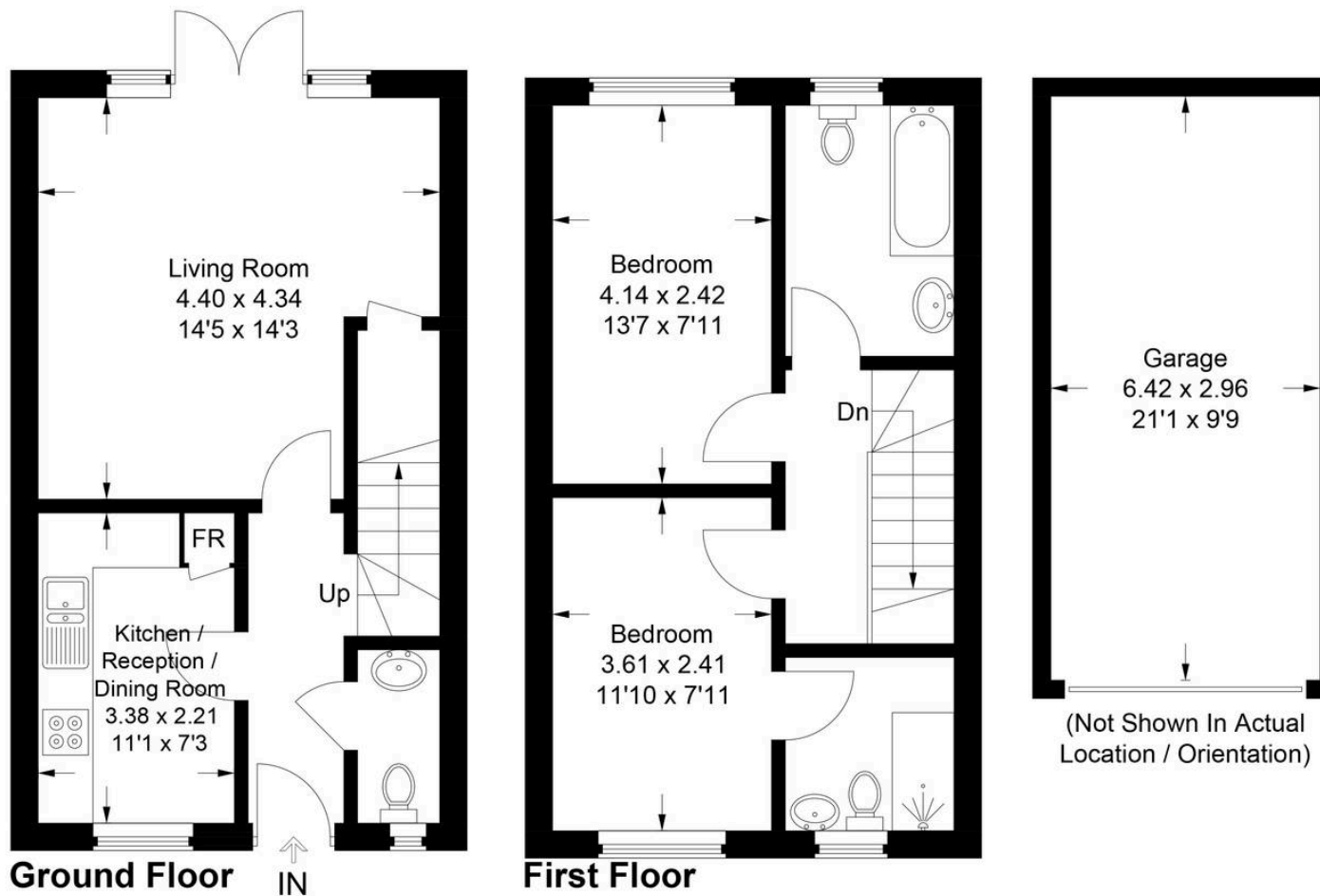
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TWO DOUBLE BEDROOM, TWO BATHROOM SEMI-DETACHED HOME
- CONSTRUCTED IN 2018 BY BELLWAY HOMES
- REMAINDER OF 10 YEAR NEW HOME WARRANTY
- OFF STREET PARKING FOR UP TO THREE VEHICLES
- QUIET NO THROUGH ROAD ON THE EDGE OF THAME
- GARAGE
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN
- REAR GARDEN







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Approximate Gross Internal Area
 Ground Floor = 35.3 sq m / 380 sq ft
 First Floor = 35.0 sq m / 377 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 89.2 sq m / 960 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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