



Queens Close, Thame - OX9 3AZ

Guide Price £400,000

 **TIM RUSS**  
& Company



## Queens Close

Thame, Oxfordshire

- THIS IS ONE NOT TO BE MISSED!
- EXCELLENT OPPORTUNITY IN A PRIME CENTRAL LOCATION
- OFFERING AN ABUNDANCE OF POTENTIAL FOR FUTURE EXPANSION (STPP)
- STUNNING GARDEN OF A GREAT SIZE
- OFF STREET PARKING AND A DETACHED GARAGE
- TWO BEDROOM SEMI-DETACHED



# Queens Close

Thame, Oxfordshire

Blink and this one will be gone!

A super opportunity to acquire this rarely available two bedroom semi-detached home situated in a highly sought after spot next to the picturesque and bustling High Street. Never been extended before, this poses as an excellent project for someone to add significant footprint and create their own home.

The accommodation features the entrance hall which gives access to the bright, dual aspect sitting/dining room with doors out to the rear garden. The kitchen and extra utility space completes the ground floor accommodation.

To the first floor, there are two bedrooms and a bathroom.

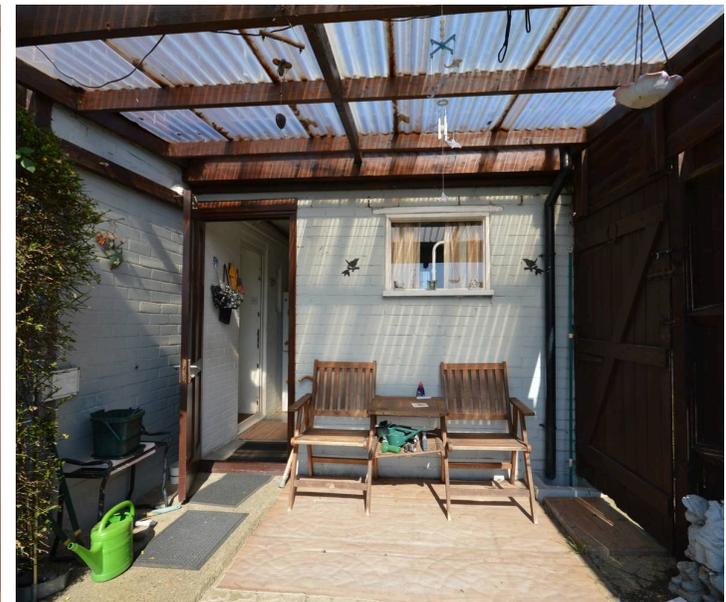
## Outside

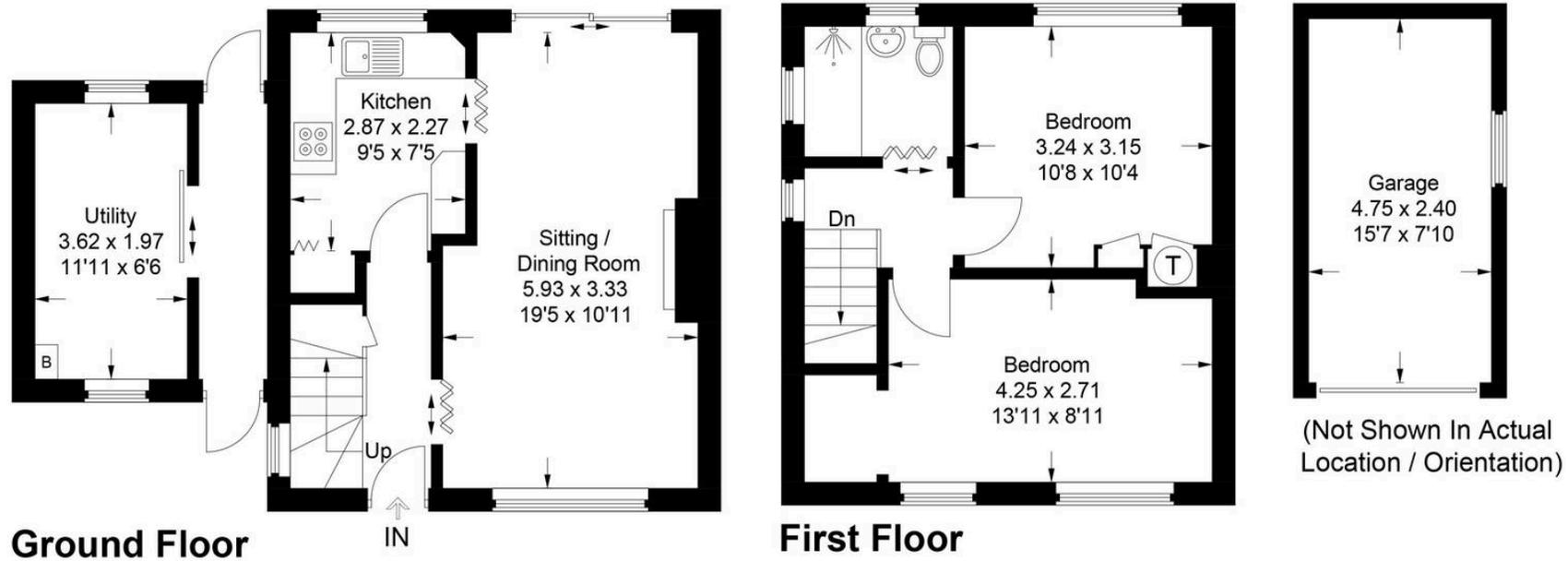
There is a garden mainly laid to lawn to the front, whilst to the rear the super sun trapped rear garden is a true delight with a variety of trees and planted borders. To the rear of the garden, you will find the detached single garage with off street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## 27 Queens Close

Approximate Gross Internal Area  
 Ground Floor = 44.6 sq m / 480 sq ft  
 First Floor = 31.8 sq m / 342 sq ft  
 Garage = 11.4 sq m / 122 sq ft  
 Total = 87.8 sq m / 944 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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# Tim Russ and Company

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