

**FOR SALE**



**Orchard Close, Thame**  
**Guide Price £230,000**

  
**MARTIN&CO**

# Orchard Close, Thame

## Key Notes:

- Recently Renovated
- Over 55's Residency
- Off Road Parking
- Enclosed Private Rear Garden
- No Onward Chain
- Council Tax Band: B
- Ground Rent: £50.00 PA
- Service Charge: £1,227.68 PA
- Lease Term: 125 years from 1st January 1983
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Charming One-Bedroom Bungalow in a Peaceful Retirement Setting in Orchard Close, Thame

An excellent opportunity to acquire this beautifully presented one double bedroom bungalow, tucked away within a quiet and secluded retirement development in the highly sought-after Orchard Close.

Recently renovated to a high standard, the property offers well-proportioned and thoughtfully arranged accommodation. At its heart is a generous living room (10'4" x 14'1"), providing a bright and comfortable space for both relaxing and entertaining. The adjoining kitchen (11'6" x 5'9") is neatly fitted and efficiently laid out, with convenient access to the dining area.

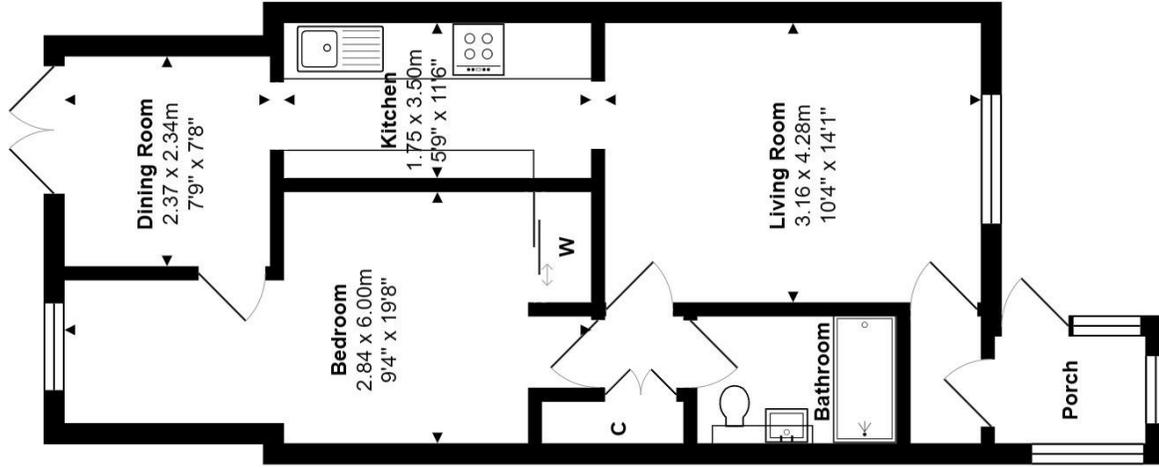
The dining room (7'9" x 7'8") offers a dedicated space for meals and could also serve as a flexible area for hobbies or a office. The spacious double bedroom (9'4" x 19'8") is a standout feature, offering excellent proportions and ample room for storage. A modern bathroom completes the internal accommodation.

Externally, the property benefits from an enclosed garden, ideal for enjoying outdoor relaxation in a private setting.

Perfectly positioned, Orchard Close is just a short distance from Thame High Street, providing easy access to a wide range of shops, cafés, and local amenities.







**Ground Floor**

**Approximate Gross Internal Area**

50.4 m<sup>2</sup> .. 542 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
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