

Freehold £410,000

Mercian Road, Thame, Oxfordshire OX9 2FT



- Two Storey, End of Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Parking Space (+ Shared Visitor Parking)
- Approx. 810 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Walking Distance to Town Centre

## GENERAL DESCRIPTION

This attractive property forms one end of a short, three-house terrace and has a small front garden bounded by metal railings. The entrance hall leads to a good-sized kitchen, a ground floor cloakroom and the reception room, which has a door that opens on to a rear garden with patio and lawn. The garden can also be accessed via a side gate. Upstairs, on the first floor of the house, is a full-width main bedroom plus a good-sized second bedroom and a spacious, naturally-lit bathroom. Well insulated walls, roof and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. Thame's charming town centre, which has a healthy mix of well-known high street names and local independents, is within comfortable walking distance or a brief cycle ride. The house comes with a forecourt parking space plus use of the, shared, visitor spaces. Ofsted list three primary schools and a secondary school within an approximately one-mile radius, all rated 'Good'.

**Tenure:** Freehold.

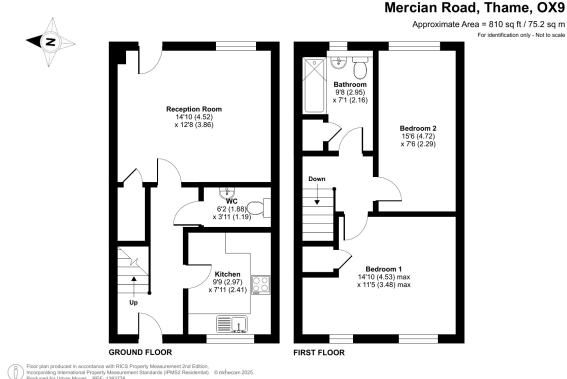
**Estate Charge:** £20.50 per month (subject to annual review).

**Council Tax:** Band C, South Oxfordshire District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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### GROUND FLOOR

#### Entrance Hall

#### Kitchen

9' 9" x 7' 11" (2.97m x 2.41m)

#### W.C.

6' 2" x 3' 11" (1.88m x 1.19m)

#### Reception Room

14' 10" x 12' 8" (4.52m x 3.86m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

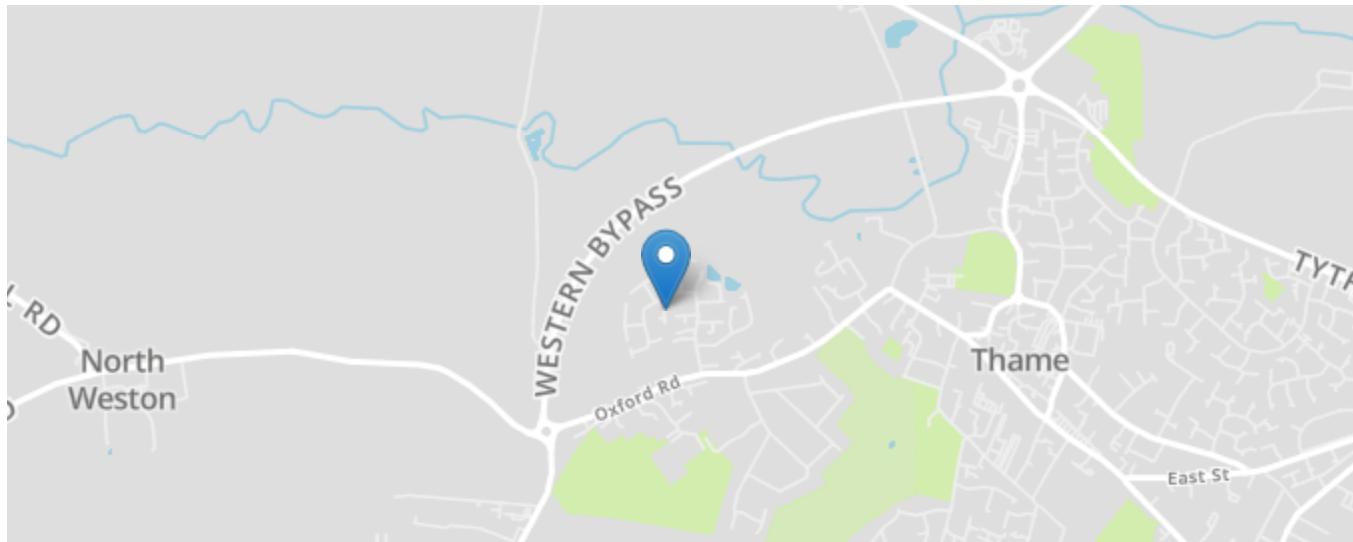
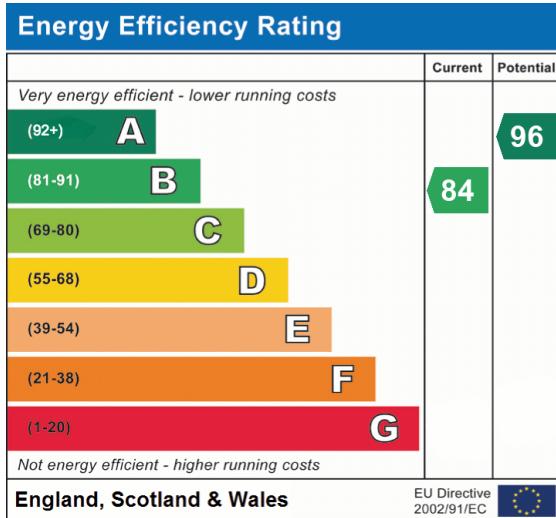
14' 10" max. x 11' 5" max. (4.53m x 3.48m)

#### Bedroom 2

15' 6" x 7' 6" (4.72m x 2.29m)

#### Bathroom

9' 8" max. x 7' 1" max. (2.95m x 2.16m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.