

Rooks Lane, Thame - OX9 2EA

Guide Price £285,000

TIM RUSS & Company







Rooks Lane

Thame

- GROUND FLOOR PURPOSE BUILT MAISONETTE
- TWO BEDROOMS
- FITTED KITCHEN
- PRIVATE COURT - YARD TERRACE
- ALLOCATED PRIVATE OFF STREET PARKING
- CENTRAL THAME LOCATION
- CLOSE TO SHOPS, RESTAURANTS, CAFE's & TRANSPORT
- LEASEHOLD 955 YEARS

Rooks Lane

Thame

Well-presented two-bedroom maisonette in central Thame with private terrace, off-street parking, and offered as a chain-free sale. Close to shops, cafés, and transport. Ideal for first-time buyers or investors.

Perfectly positioned in the heart of Thame. The property opens to a welcoming sitting room, ideal for relaxing evenings or entertaining friends. The kitchen is thoughtfully designed and offers ample storage and workspace.

Two bedrooms provide peaceful retreats, each benefiting from natural light and a sense of privacy. With its chain-free status, this home offers a straightforward route to ownership, making it an appealing choice for first-time buyers, downsizers, or investors alike. The central location places you within easy reach of Thame's vibrant shops, restaurants, and cafés, as well as excellent transport links for commuters.

Outside, a private courtyard terrace extends your living space into the fresh air.

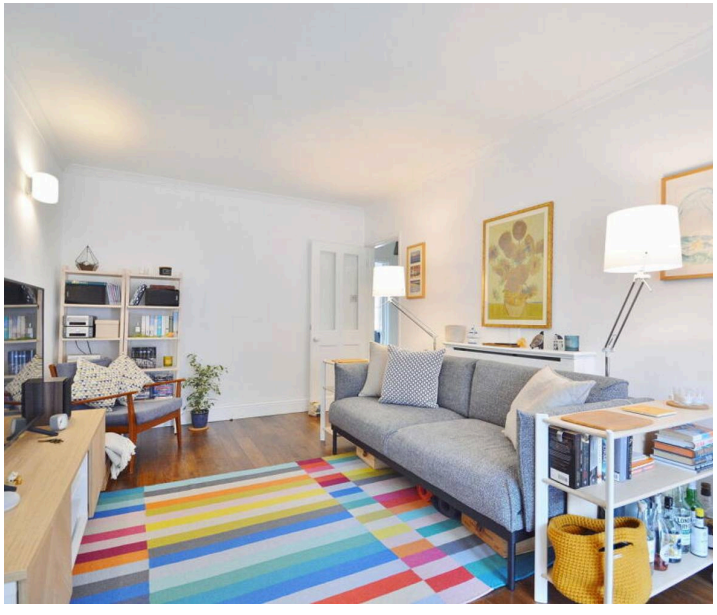
The property also boasts valuable allocated private off-street parking, ensuring convenience and peace of mind in this sought-after area.

Council Tax band: C

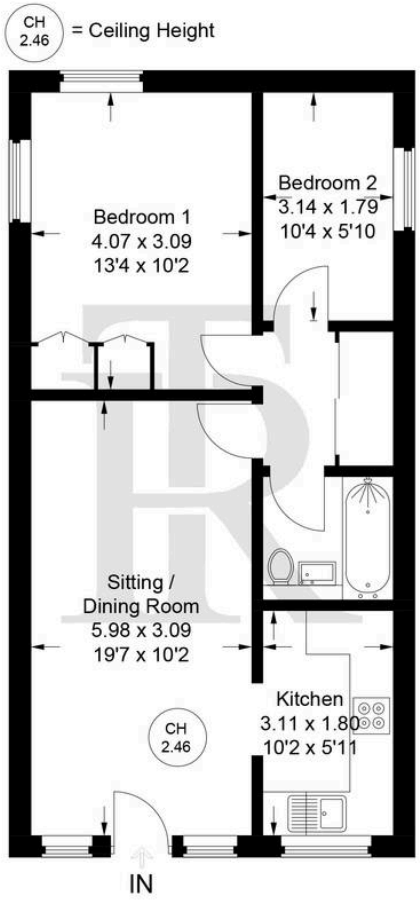
Tenure: Leasehold 955 years

EPC Rating: D S.Charge: £250 Annually









Ground Floor

37 Rooks Lane, OX9 2EA

Approximate Gross Internal Area = 51.4 sq m / 553 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

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