



Wellington Street, Thame - OX9 3BN

Guide Price £439,950

TIM RUSS
& Company



Wellington Street

Thame

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- HUGE POTENTIAL WITH PLANNING PERMISSION GRANTED
- P24/30043/HH and P24/S1184/FUL
- MODERN FITTED KITCHEN & BATHROOM
- LIGHT BRIGHT SITTING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO FRONT & REAR
- OFF STREET PARKING TO FRONT
- EXCELLENT CENTRAL THAME POSITION
- CHAIN FREE SALE



Wellington Street

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Step through the front door of this inviting three-bedroom semi-detached family home, thoughtfully designed to accommodate both comfort and practicality. The property offers a bright and airy sitting room, complemented by a practical fitted kitchen. The modern bathroom is placed on the groundfloor for convenience. With gas central heating and double glazing throughout, the home ensures warmth and efficiency year-round. Each bedroom provides a peaceful retreat, while the overall layout boasts huge potential for future growth, with planning permission already granted (for significant extension and conversion to 2 x separate houses) (P24/30043/HH and P24/S1184/FUL) for those seeking to extend or enhance the space. Set in a prime town centre location, this home is ideally placed for excellent school catchment areas, making it a superb choice for families.

Outside, the property features well-maintained gardens to both the front and rear, providing ample space for relaxation or play.

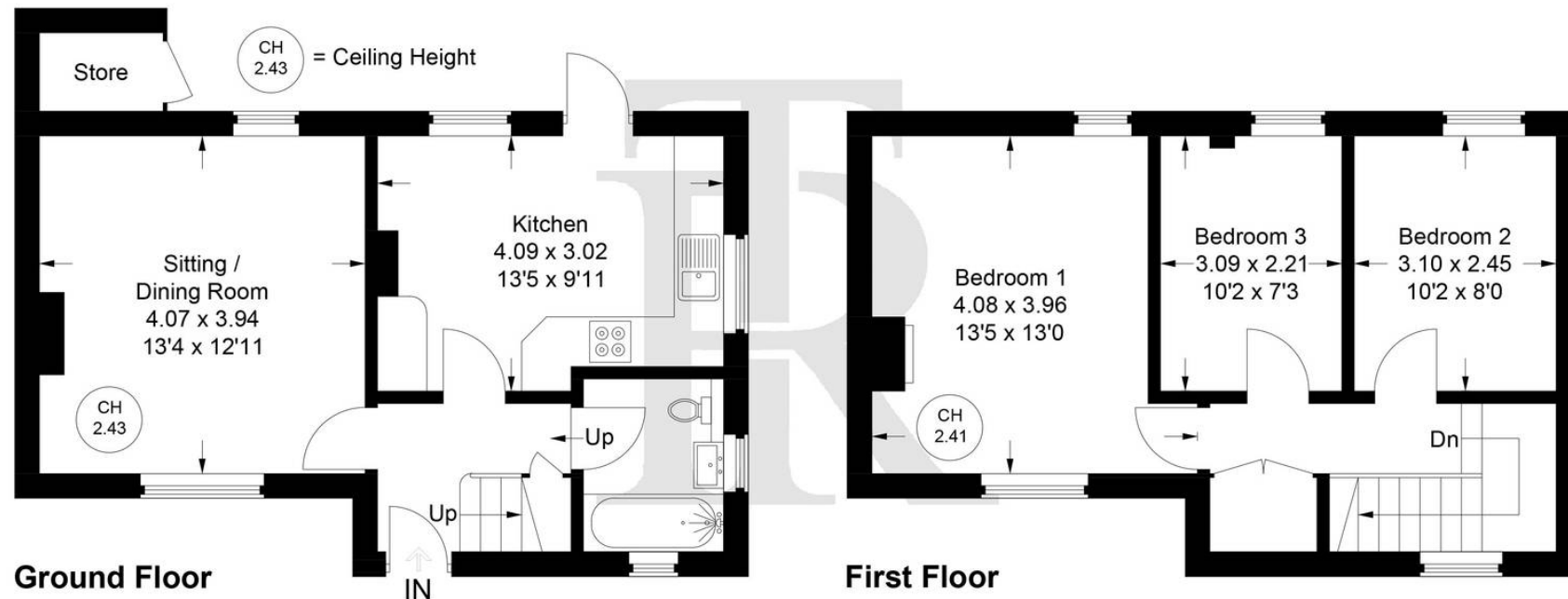
Off-street parking to the front offers convenience and peace of mind. The property is offered chain free and is available for immediate viewings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





88 Wellington Street, OX9 3BN

Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 38.0 sq m / 409 sq ft
 Store = 1.4 sq m / 15 sq ft
 Total = 77.7 sq m / 836 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.



Tim Russ and Company

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