

FOR SALE



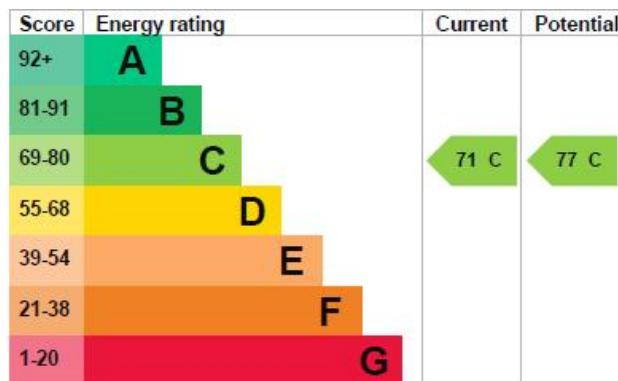
Van Diemans Road, Thame
Guide Price £325,000

MARTIN & CO

Van Diemans Road, Thame

Key Notes:

- Three Bedroom Mid Terrace
- EPC - C
- Private Parking
- In Need Of Modernising
- Short Walk To Thame Town Centre
- Fantastic Park Views
- No Onward Chain
- Viewing Advised
- Council Tax Band: C
- Tenure: Freehold

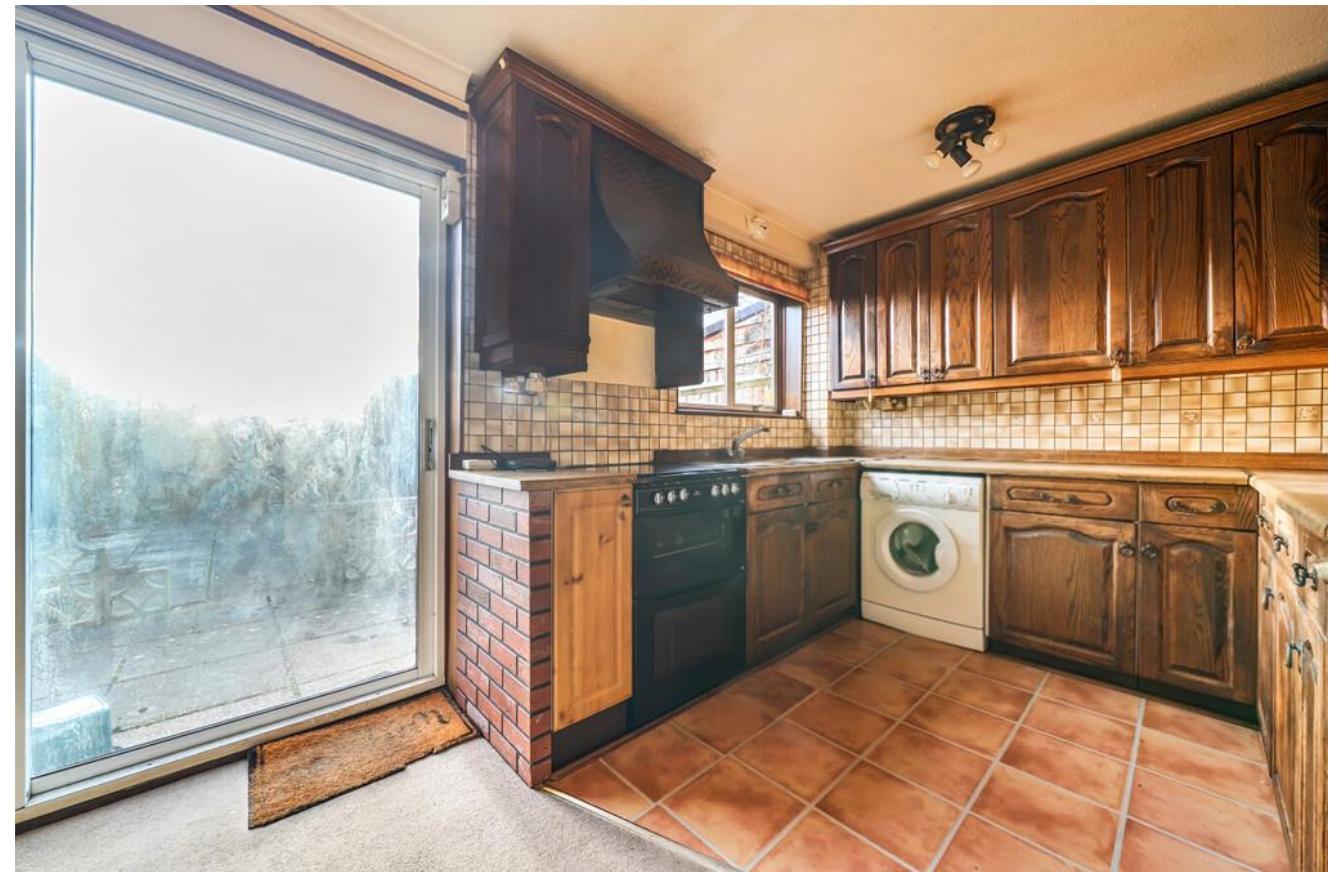


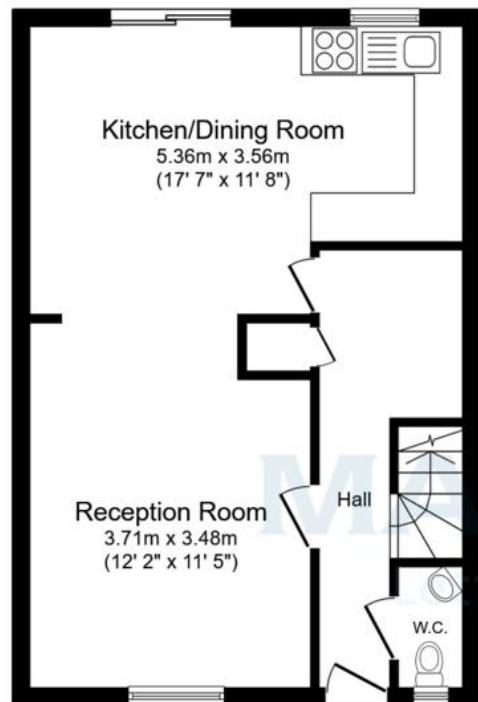
Offered to the market with no onward chain, this three-bedroom mid-terrace property sits within easy walking distance of Thame town centre, approximately ten minutes away. The location provides convenient access to everyday amenities, well-regarded schools, and the scenic Phoenix Trail, ideal for walking and cycling. The house also enjoys outlooks towards Elm Park.

The property requires refurbishment and presents a great opportunity for buyers seeking a project with strong potential. The ground floor layout is well suited to family living, featuring a bright, dual-aspect lounge and dining room that connects to the kitchen. The kitchen offers a range of fitted storage units and overlooks the rear garden. Sliding patio doors lead outside, enhancing the sense of space and natural light. Additional ground floor features include a cloakroom and two useful storage cupboards.

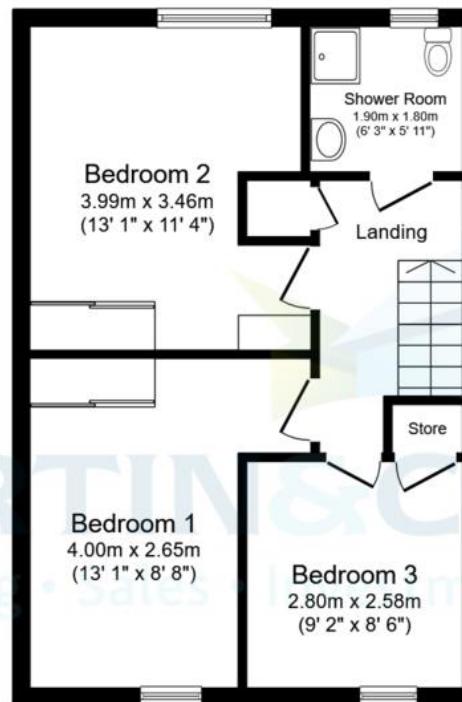
On the first floor are three well-proportioned bedrooms, each benefiting from built-in wardrobes. The bathroom is currently configured with an accessible shower and would benefit from modern updating. Further storage is available via an airing cupboard and a loft space that is partially boarded and fitted with lighting.

The rear garden enjoys a south-easterly aspect and is arranged with patio areas, established shrubs, a decorative water feature, and a brick outbuilding. A rear gate provides access to the parking area and a short route to the Phoenix Trail. To the front, a pathway alongside the playing fields offers a pleasant pedestrian route into town.

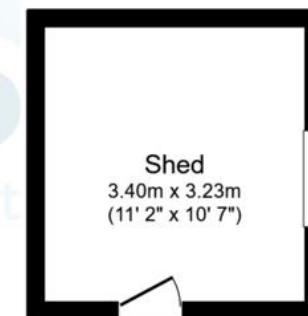




Ground Floor
Floor area 43.8 sq.m. (471 sq.ft.)



First Floor
Floor area 43.8 sq.m. (471 sq.ft.)



Outbuilding
Floor area 0.0 sq.m. (0 sq.ft.)

Total floor area: 87.6 sq.m. (943 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Thame

13 Upper High Street • • Thame • OX9 3ER
T: 01844 216667 • E: thame@martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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