



Vane Road, Thame - OX9 3WF

Guide Price £450,000

TIM RUSS
& Company



Vane Road

Thame, Oxfordshire

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- AREAS OF UPDATING REFLECTED IN PRICE
- WELL PROPORTIONED BEDROOMS WITH THE PRINCIPAL BEDROOM OFFERING A USEFUL CLOAKROOM
- LOFT CONVERTED TO CREATE A SPACIOUS PRINCIPAL BEDROOM
- POPULAR, NO THROUGH ROAD LOCATION
- A SHORT STROLL FROM THE RUGBY CLUB & OFFERS GOOD ACCESS FOR THE TOWN CENTRE
- GARDEN COMPLETE WITH PATIO TERRACE
- PARTIALLY CONVERTED GARAGE
- OFF STREET PARKING FOR TWO VEHICLES
- EXCELLENT SCHOOL CATCHMENT AREAS



Vane Road

Thame, Oxfordshire

Nestled on a popular, no-through road just a short stroll from the rugby club, this four-bedroom semi-detached family home offers the opportunity to update in areas. This has been reflected in the price to allow you to make your own mark. The well-proportioned bedrooms provide ample space for growing families, with the loft converted into a spacious principal bedroom offering a tranquil retreat.

The garden is complete with patio terrace and beckons for al fresco dining and relaxing evenings. A partially converted garage complete with underfloor heating and off-street parking for two vehicles enhances convenience and practicality.

While this inviting home is in need of some tender loving care, it presents an exciting opportunity for those with a vision for enhancement. With its prime location and versatile layout, this property holds the promise of creating cherished memories and future dreams.

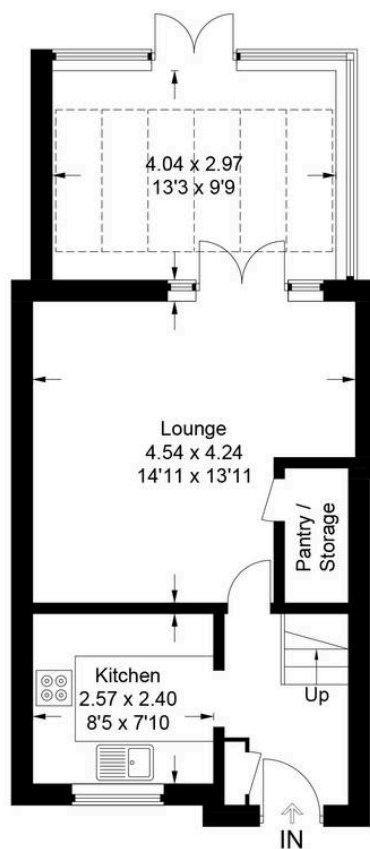
Council Tax band: D

Tenure: Freehold

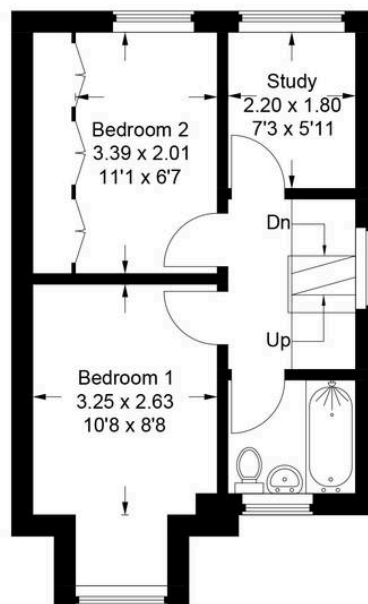
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

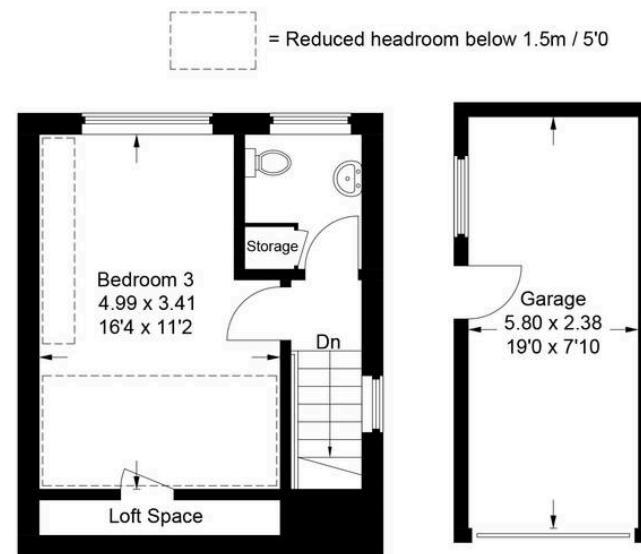




Ground Floor



First Floor



Second Floor

(Not Shown In Actual
Location / Orientation)

24 Vane Road, Thame, OX9 3WF

Approximate Gross Internal Area

Ground Floor = 44.3 sq m / 477 sq ft

First Floor = 31.6 sq m / 340 sq ft

Second Floor = 22.7 sq m / 244 sq ft

(Excluding Loft Space)

Garage = 13.9 sq m / 150 sq ft

Total = 112.5 sq m / 1,211 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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For more information please visit our website.



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