



Robin Gibb Road, Thame - OX9 3FG

Guide Price £400,000

 **TIM RUSS**  
& Company



## Robin Gibb Road

Thame, Oxfordshire

- No onward chain
- Beautifully presented two-bedroom semi-detached home built by Persimmon Homes in 2019
- Quiet tucked-away position on the edge of the town within a modern development
- Remainder of the 10-year NHBC warranty
- Spacious kitchen/dining room with French doors opening onto the south-facing rear garden
- Two double bedrooms, including a principal bedroom with en-suite shower room
- Detached garage and driveway providing off-road parking for several vehicles
- South-facing rear garden with patio

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# Robin Gibb Road

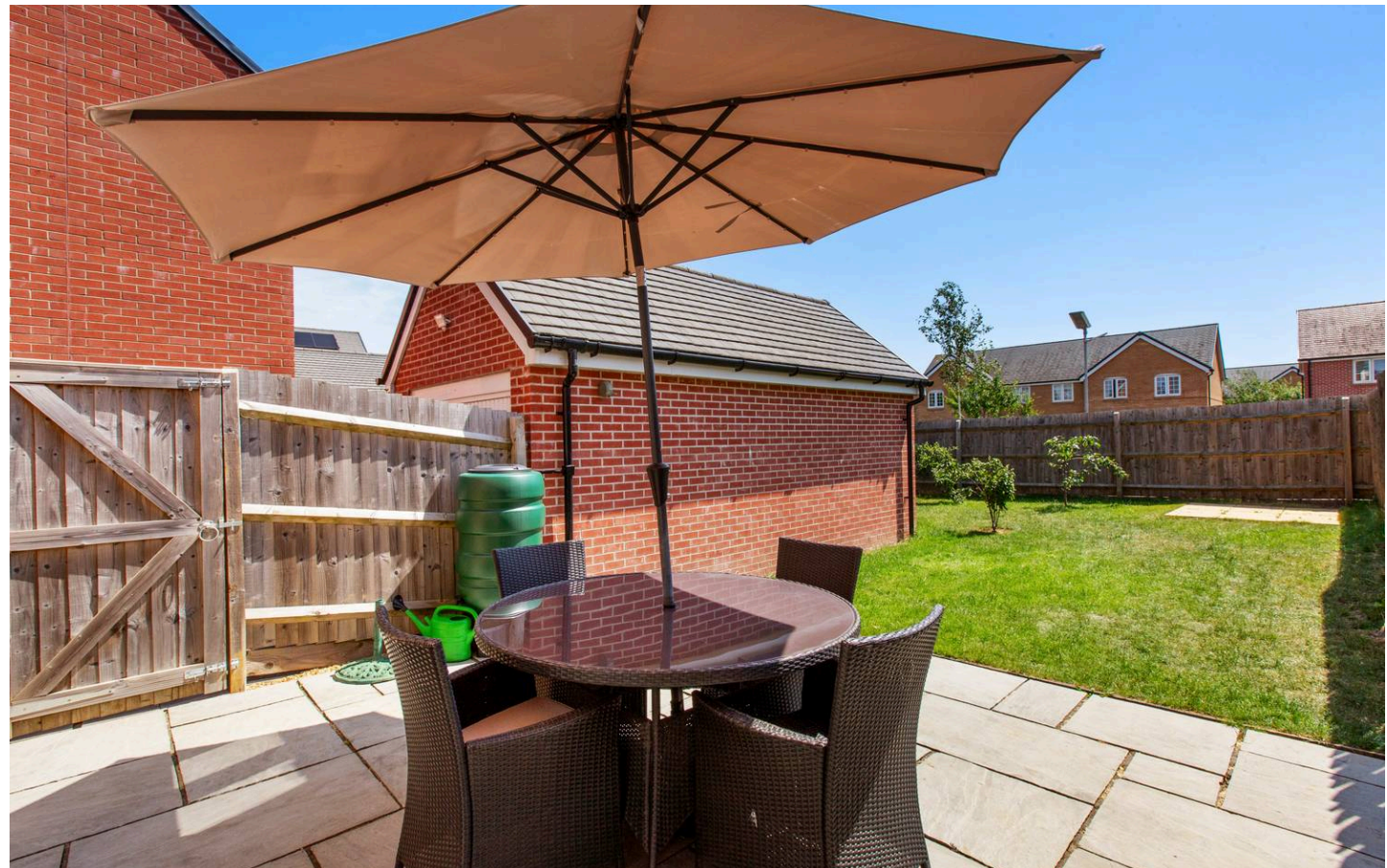
Thame, Oxfordshire

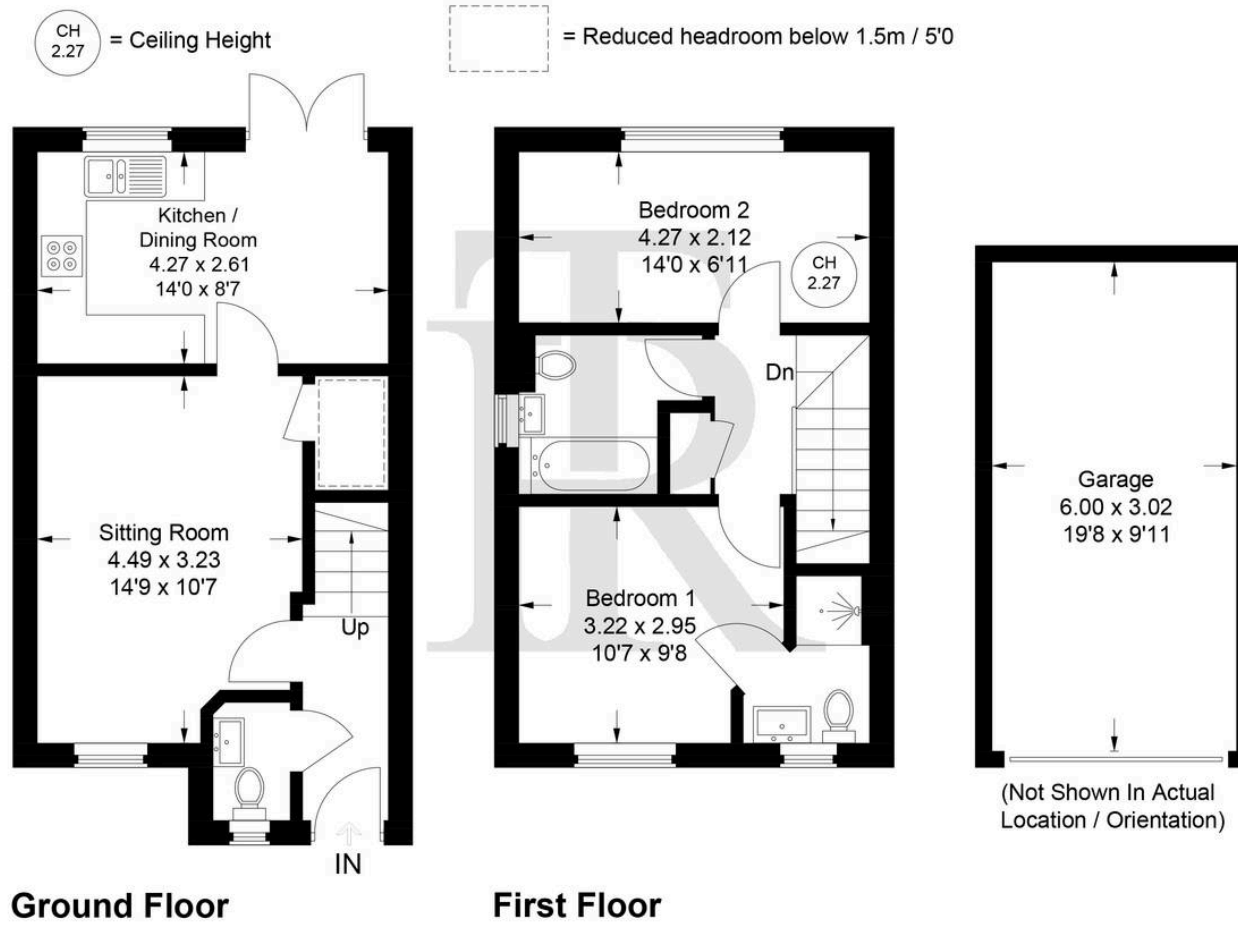
Offered to the market with **no onward chain**, this beautifully presented two-bedroom semi-detached home, built by Persimmon Homes in 2019, occupies a peaceful tucked-away position within a modern development on the edge of town.

Benefitting from the remainder of the 10-year NHBC warranty, the property offers well-planned accommodation throughout, including a welcoming sitting room, a bright and spacious kitchen/dining room with French doors opening onto the south-facing rear garden, a downstairs cloakroom, two generous double bedrooms, an en-suite shower room to the principal bedroom and a modern family bathroom.

Outside, the property enjoys an attractive frontage with decorative shingle, a lawn and a specimen tree. A driveway provides off-road parking for several vehicles and leads to a detached garage. The enclosed south-facing rear garden is mainly laid to lawn with a generous patio, providing an ideal space for outdoor dining and entertaining.

**Agents Note:** We understand from the current owners that there is an annual estate maintenance charge of approximately **£380**, contributing towards the upkeep of the communal landscaped areas.





### 57 Robin Gibb Road, OX9 3FG

Approximate Gross Internal Area  
 Ground Floor = 33.6 sq m / 362 sq ft  
 First Floor = 31.2 sq m / 336 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 82.8 sq m / 892 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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By law we must verify every seller and buyer for anti-money laundering purposes.  
 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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