



Denbigh Road, Thame - OX9 3TL

Guide Price £265,000

 **TIM RUSS**
& Company



Denbigh Road

Thame, Oxfordshire

- No onward chain – ready for a hassle-free move
- 950-year lease with no ground rent
- Recently redecorated throughout
- Bright and spacious first-floor maisonette
- Two generous double bedrooms
- Private entrance with excellent storage throughout
- Attractive views overlooking the Moat
- Walking distance to the High Street, Barley Hill Primary School and ample resident parking

Additional Information

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Denbigh Road

Thame, Oxfordshire

Offered to the market with no onward chain, this recently redecorated, bright and spacious two double bedroom first-floor maisonette is an excellent opportunity for first-time buyers and investors alike. Benefiting from a 950-year lease and no ground rent, the property is ready to move straight into while offering plenty of scope to add your own personal touch over time.

Ideally situated within easy walking distance of the picturesque High Street and the highly regarded Barley Hill Primary School, the location is as appealing as the home itself.

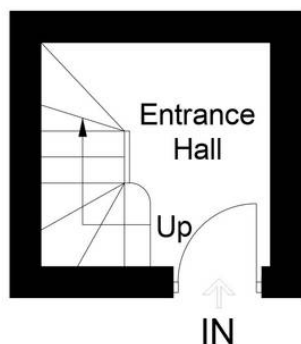
One of the property's standout features is its delightful outlook across the Moat, enjoyed from both the sitting room and kitchen, creating a peaceful and attractive setting.

The maisonette benefits from its own private entrance, gas central heating, and an impressive amount of storage, including two generous first-floor cupboards, useful under-stairs storage at the entrance level, and a spacious loft housing the recently installed gas boiler.

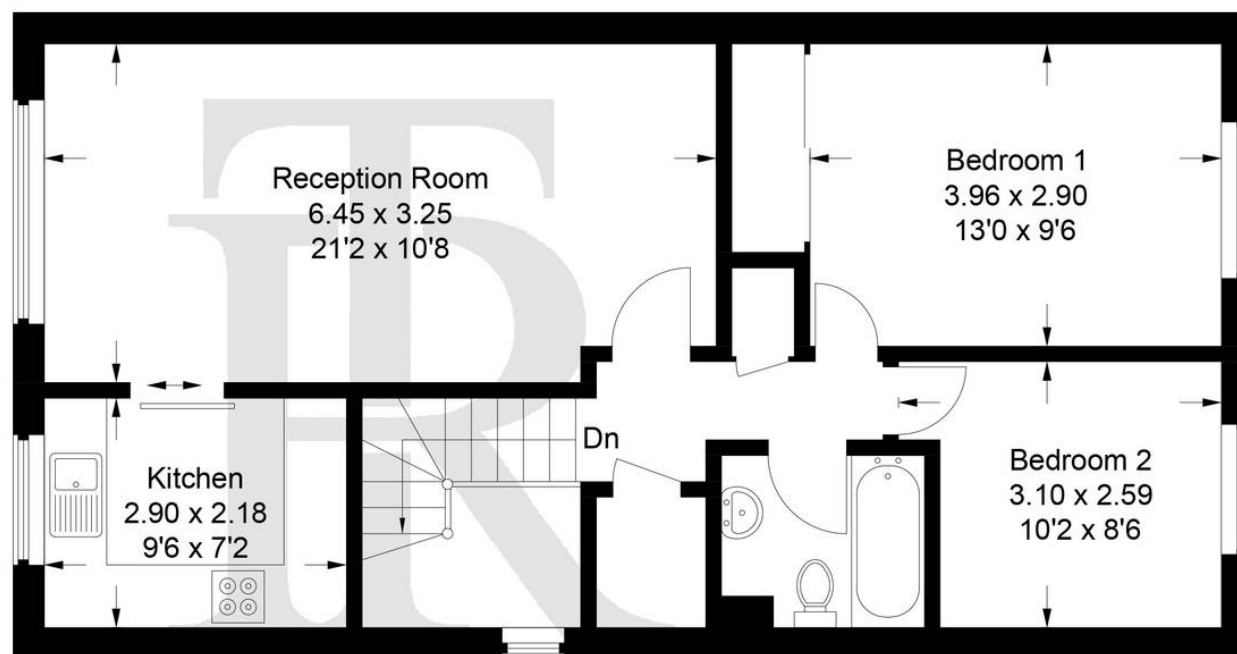
Residents also enjoy access to ample communal parking—an increasingly valuable advantage compared with many modern developments that offer only a single allocated space.

With its generous proportions, long lease, attractive views and convenient location, this is a fantastic home for anyone taking their first step onto the property ladder or looking for a strong investment opportunity.





Ground Floor



First Floor

8 Denbigh Road, OX9 3TL

Approximate Gross Internal Area
68.3 sq m / 735 sq ft

Floor Plan produced for Tim Russ & Company

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

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.