



53 Evans Road, Eynsham OX29 4QU

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 6.9 miles / Oxford c. 7.2 miles / Hanborough Train Station c. 3.8 miles
A 3 bedroom semi-detached house offered 'For Sale' with NO ONWARD CHAIN. The property is very conveniently located in the heart of this large and highly regarded village, close to the excellent range of amenities and well placed for access to both Oxford and Hanborough train station (offering services to London Paddington). The accommodation benefits from both gas central heating and double glazing and there is the further advantage of a garage to the side. The garden is found mainly to the rear.

**THOMAS
MERRIFIELD**
SALES LETTINGS
e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £350,000
www.thomasmerrifield.co.uk

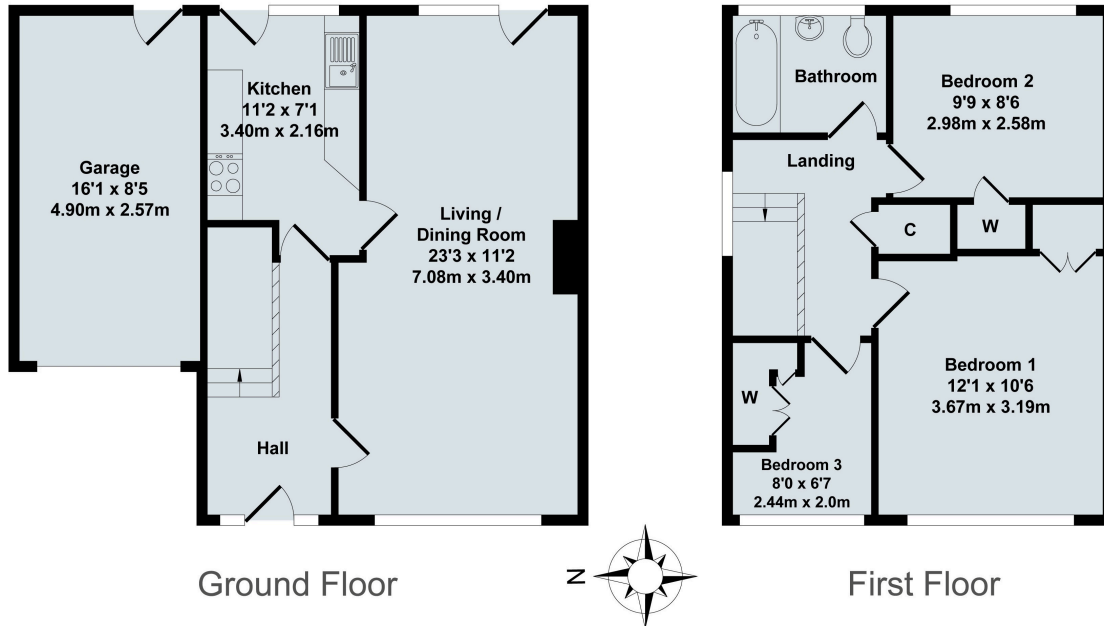


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- Entrance Hall
- Living/Dining Room
- Kitchen
- 3 Bedrooms & Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Attached Garage
- Driveway Parking For small/medium car
- No Onward Chain

Directions

Leave Witney via the A40, travelling East towards Oxford. After approx. 5 miles, take the first opportunity to turn right (at the lights) to Eynsham (Witney Road) then turn almost immediately left into Spareacre Lane. Turn third right into Back Lane and then left into Evans Road. Number 53 is found on the left hand side, marked by a Thomas Merrifield For Sale Board. 03C24



53 Evans Road
 Total Approx. Floor Area 943 Sq.Ft. (87.60 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 64/D

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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