

Bampton Office
Market Square, Bampton,
Oxfordshire, OX18 2JH
Tel: 01993 851881 / 01865 880697
bampton@abbeyproperties.tv
www.abbeyproperties.tv



abbeyproperties
independent estate agents



Beech Road
Eynsham, Oxfordshire

Guide Price £365,000



Beech Road, Eynsham, Oxfordshire, OX29 4U

Guide Price £365,000 **Freehold**

A much improved and updated 3 bedroom staggered-terrace House tucked away in a cul-de-sac within a popular non-estate location close to the old village centre. The house has been well maintained and re-modelled internally by the current owners and now offers a significantly upgraded ground floor layout. Features of the property include a stylish refitted Kitchen with Bosch appliances, cloakroom, a good-sized Sitting/Dining Room with doors to the landscaped and very pretty garden complete with a gated rear access, spacious Landing area, 3 Bedrooms and a refitted Bathroom. Other benefits include gas CH, double glazing and replacement fascia, guttering and soffit boards. A great example and a house worthy of an internal inspection.



SITUATION

Eynsham is a sought after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. Shops in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. The village also has Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

DIRECTIONS

From the Eynsham roundabout on the A40 take the first right turning for the village and continue on Hanborough Road towards Mill Street. Take the left turn for Beech Road and the house will be found on your right-hand side. Satnav: OX29 4LJ.

THE ACCOMMODATION

Hall

Staircase to first floor, laminate flooring continuing through the ground floor.

Kitchen

Stylish contemporary Kitchen comprising base and wall units with a granite style worktop, inset single drainer 1.25 bowl sink, built-in electric oven (Bosch), and gas hob, extractor hood, integrated dishwasher, cupboard housing gas and electric meters, larder cupboard, small breakfast bar, window to front.

Cloakroom

WC, wash basin, extractor fan.

Sitting/Dining Room

Much improved design and larger than the standard design. Glazed doors to the rear garden.

On the First Floor

Landing

Access to roof space with loft ladder.

Bedroom 1

Window to front, laminate flooring, wardrobe cupboard.

Bedroom 2

Window to rear, laminate flooring, cupboard housing gas fired combination boiler.

Bedroom 3

Window to rear, laminate flooring.

Bathroom

White suite comprising panelled bath with shower over with tiled surround, WC, wash basin in vanity unit.

OUTSIDE

Parking

Driveway parking at the front, outside tap.

Rear Garden

Well-tended and carefully designed garden with a decked terrace, pergola, steps up to a raised lawn, well stocked borders, apple tree, gated rear access to Bridleway at the rear. Outside power sockets.

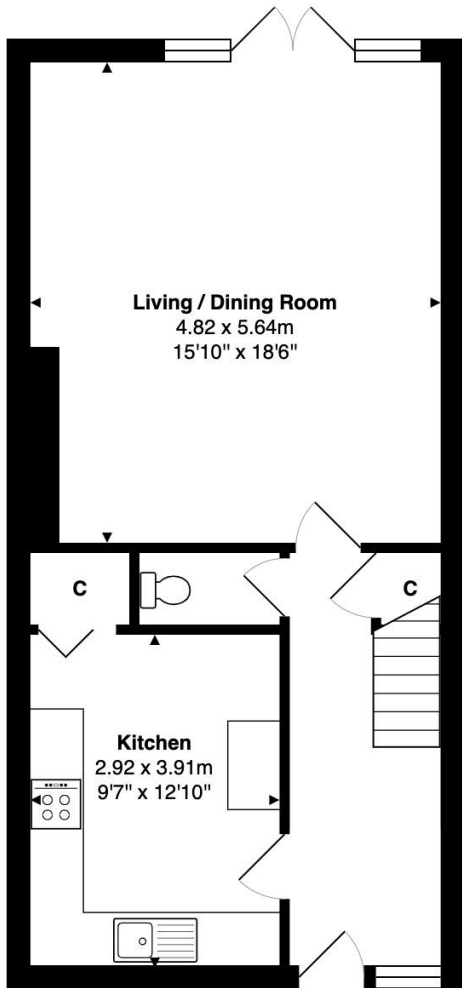
NOTE: The section of open bridleway land immediately at the rear and in line with the garden boundary forms part of the title.

COUNCIL TAX

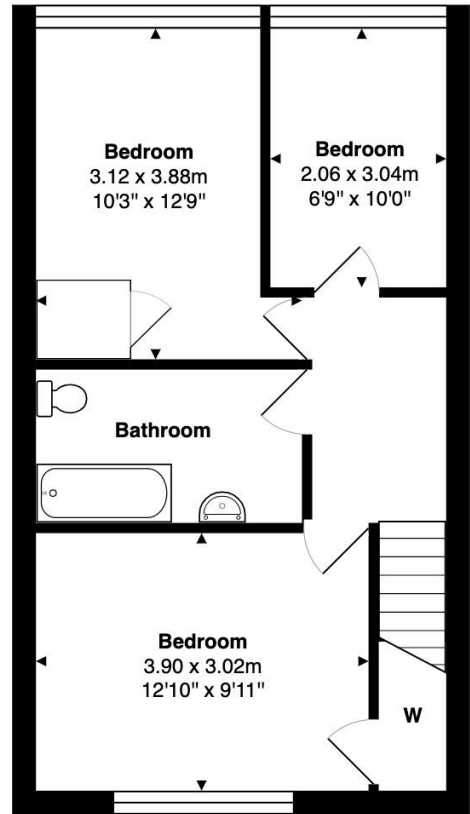
West Oxfordshire District Council - Band C.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approx. Gross Internal Area: 94.1 m² ... 1013 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

