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independent estate agents



**Greens Road**  
**Eynsham, Oxfordshire**

**Guide Price £300,000**



## **Greens Road, Eynsham, Oxfordshire, OX29 4NQ**

**Guide Price £300,000** **Freehold**

A rarely available link-detached 2 Bedroom Bungalow in need of updating throughout and standing in a large established plot with huge potential for extension, alteration and possible development, subject to the required consents. The property has gas central heating and is currently very dated internally but offers significant scope to update and improve along with a super plot with gardens front and rear and driveway parking for several vehicles. End of chain sale - early viewing is advised.



## 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 and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, electrical shop, Library, modern Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and a handful of traditional pubs.

Eynsham village also has Toddler groups, Primary School, and the highly reputable Bartholomew Secondary School. The community is buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

From the A40 Eynsham roundabout take the B4449 and then first right into the village of Eynsham. Take the second turning on your right into Marlborough Place and then right again into Greens Road. The property will be found directly ahead. Satnav: OX29 4NQ

## THE ACCOMMODATION

### Hall

Access to large roof space with loft ladder housing gas fired boiler.

### Sitting Room

Front facing, fireplace with tiled surround.

### Kitchen

Older style base and wall units, single drainer sink, tiled walls, electric cooker point, plumbing for washing machine, larder and linen cupboards, window to rear.

### Bedroom 1

Front facing.

### Bedroom 2

Single room. Door to small uPVC framed conservatory.

### Shower Room

Adapted walk-in shower, pedestal basin, window to rear.

### WC

Separate WC.



## OUTSIDE

### The Garden

Large enclosed front garden, driveway parking extending to the side of the property. Good sized and much larger than average irregular shaped rear garden with patio, lawn, mature trees and shrubs.

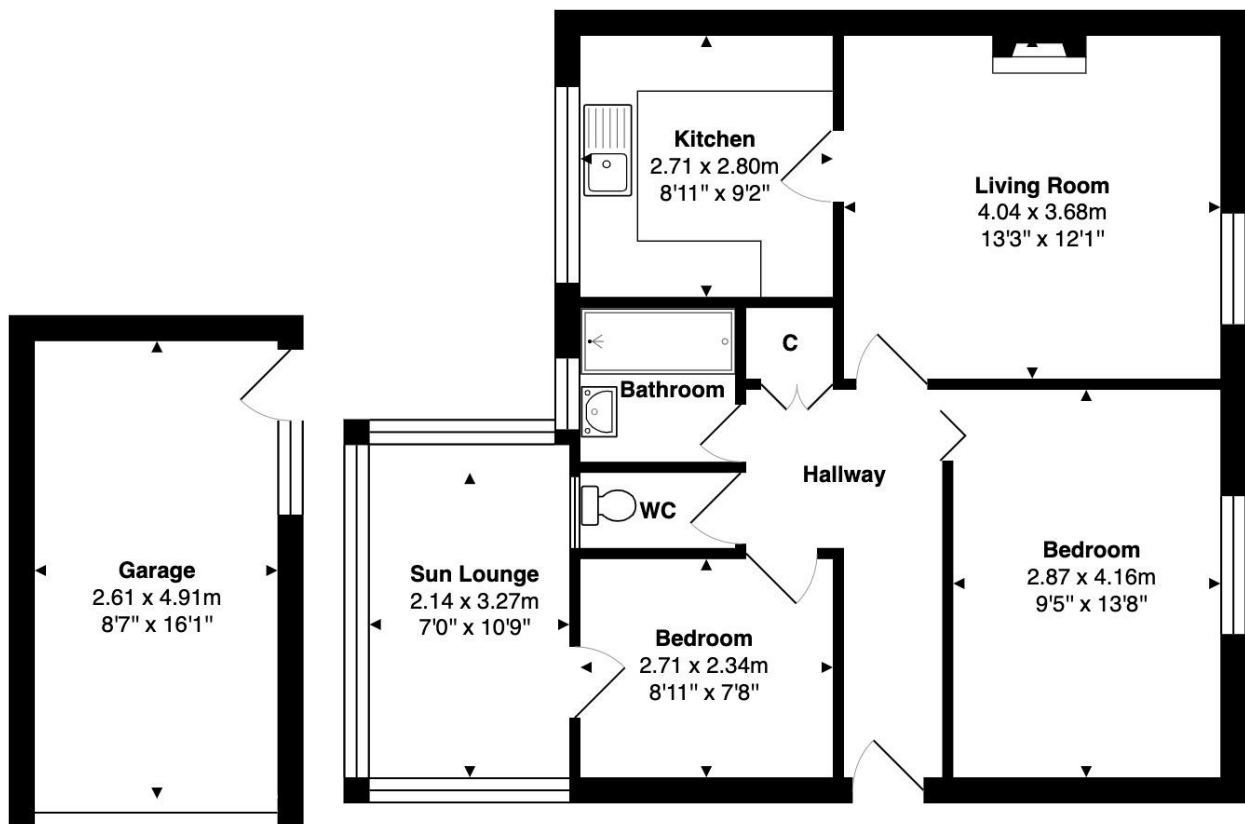
### Single Garage

Up and over door.

## COUNCIL TAX

West Oxfordshire District Council - Band C.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Main House 64m<sup>2</sup> / 689ft<sup>2</sup>  
 Garage 12.8m<sup>2</sup> / 137ft<sup>2</sup>  
 Total 76.8m<sup>2</sup> / 827ft<sup>2</sup>

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.

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