

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697 / 01993 851881  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



**abbeyproperties**  
independent estate agents



**Merton Close**  
**Eynsham, Oxfordshire**

**Guide Price £350,000**



## Merton Close, Eynsham, Oxfordshire, OX29 4QE

**Guide Price £350,000** **Freehold**

An end of terrace 3 Bedroom house in a more established development dating from the 1980's close to both the old village centre and open countryside walks along Chilbridge Road and beyond. The property offers roomy accommodation along with front & rear gardens, gas central heating, double glazing and a garage at the rear with pedestrian access at the side and rear to the garden. The accommodation comprises hall, sitting room with fireplace option, kitchen with space for a small table, cloakroom and useful rear lobby/store, 3 bedrooms and bathroom. Merton Close is a short walk from neighbouring period homes, Bartholomew School, bus stops to Oxford and Witney, pharmacy, and the excellent range of local amenities on offer. END OF CHAIN SALE.



## SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into 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. The village has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. A community further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

From Eynsham centre proceed west along Acre End Street and turn left at the mini roundabout into Merton Close. The property will be found on your left as you continue into the development.

## THE ACCOMMODATION

### Hall

Staircase to first floor, useful under stair space.

### Sitting Room

Window to front, fireplace option (not currently used).

### Kitchen

Base and wall units on two walls, stainless steel single drainer sink, plumbing for washing machine and dishwasher, worktop and tiled splashbacks, windows to side and rear, wall mounted gas fired boiler, space for table.

### Rear Lobby

Useful larder/store, door to rear porch.

### Cloakroom

WC, window to rear.

### Rear Porch

Door to rear garden and store.

## On the first floor

### Landing

Window to side, access to roof space, linen/storage cupboard (also accessed from the bedroom).

### Bedroom 1

Window to front, linen/storage cupboard.

### Bedroom 2

Double room with window to rear.

### Bedroom 3

Window to rear.

### Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, window to side.



## OUTSIDE

### Single Garage

Older style sectional construction, accessed at the rear of the property.

### The Garden

Open plan front garden laid to lawn.

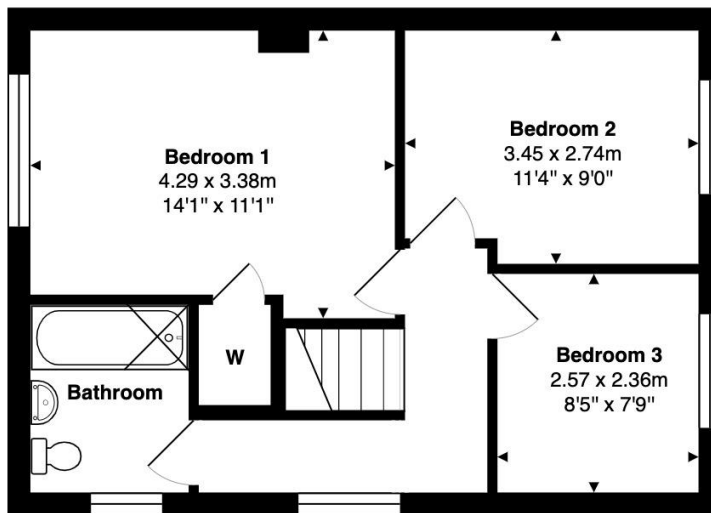
Gated pedestrian side access to the rear garden comprising lawn and a gravelled terrace, pedestrian gate to rear.

## COUNCIL TAX

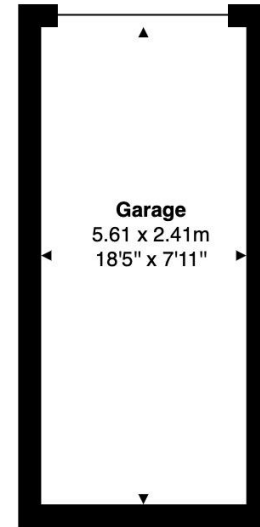
West Oxfordshire District Council - Band C.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Ground Floor**



Approx. Gross Internal Area: 103.7 m<sup>2</sup> ... 1117 ft<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 purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)