

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



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**Newland Close**  
**Eynsham, Oxfordshire**

**Guide Price £315,000**



## **Newland Close, Eynsham, Oxfordshire, OX29 4LE**

**Guide Price £315,000** **Freehold**

A very well situated non-estate 3 Bedroom end of terrace house tucked in a sought after side road in the old village centre and within easy walking distance of the excellent village facilities. The property does require modernisation throughout but offers great scope to improve at a sensible price and is available for immediate occupation with no onward chain.

The accommodation comprises Hall, Kitchen, Sitting/Dining Room, 3 Bedrooms and Bathroom. There is a single garage in a block at the front along with front and rear gardens and a pedestrian rear access. The property has replacement double glazing.



## 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 great traditional pubs. The village also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

From the A40 Eynsham roundabout proceed into the village centre on Mill Street and turn left into Newland Street. Turn immediately right into Newland Close where the property will be found on your left.

## THE ACCOMMODATION

### Hall

Staircase to first floor, understairs cupboard.

### Kitchen

Base and wall units on three walls, single drainer sink, electric cooker point, plumbing for washing machine, worktop, tiled splashback, serving hatch, window to front.

### Sitting/Dining Room

Full height uPVC window and glazed door to rear garden.

### On the first floor

#### Landing

Access to roof space, airing cupboard housing hot water cylinder.

#### Bedroom 1

Window to rear, built-in wardrobe.

#### Bedroom 2

Window to front.

#### Bedroom 3

Window to rear.

### Bathroom

Older style coloured suite comprising panelled bath, pedestal basin, WC, linen cupboard, window to front.

## OUTSIDE

### Single Garage

In a block at the front, with up and over door.

### The Garden

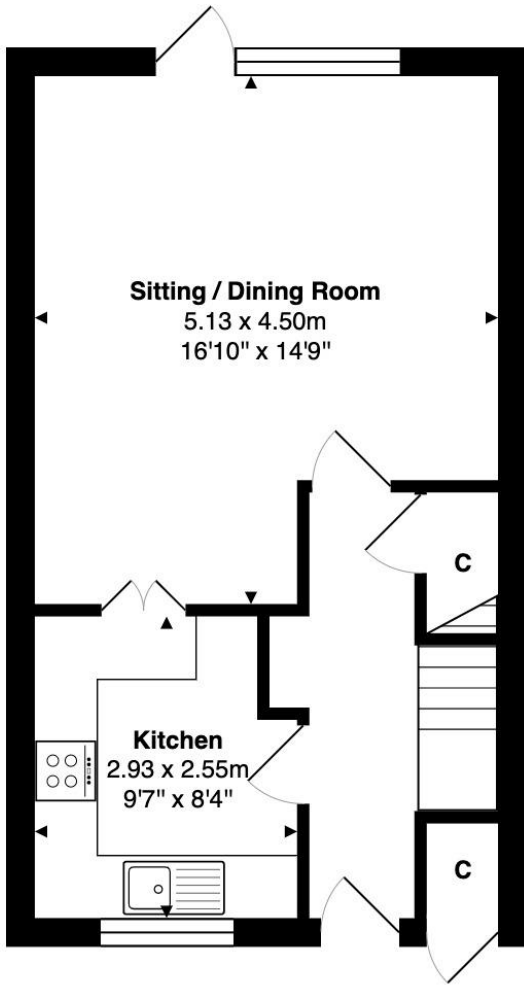
Small front garden. There is a pedestrian access running along the back of the terrace to the rear garden. The garden has been cleared for the new owner and currently comprises paving, shingle, and a raised bed.

## COUNCIL TAX

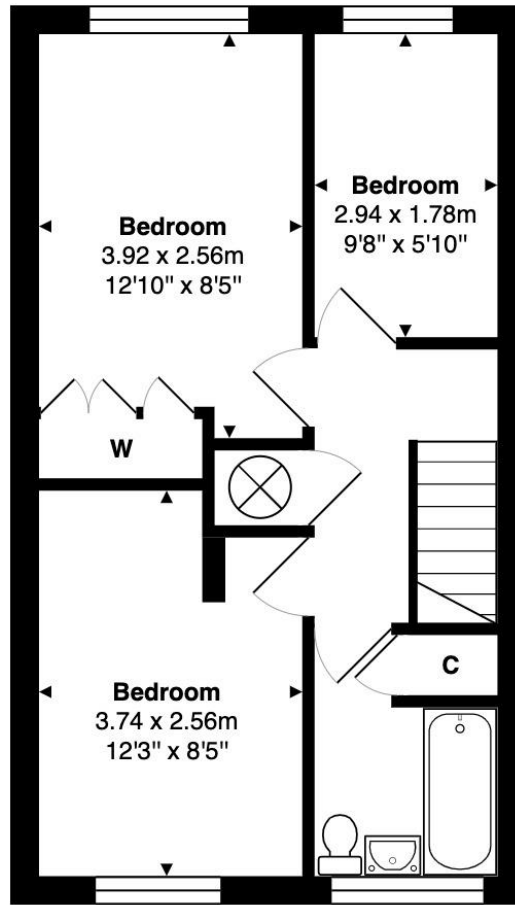
West Oxfordshire District Council - Band C.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		



Ground Floor



First Floor

**Approximate Gross Internal Area**

73.2 m<sup>2</sup> ... 788 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.

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