

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



**Hanborough Close**  
**Eynsham, Oxfordshire**

**Guide Price £300,000**



## **Hanborough Close, Eynsham, Oxfordshire, OX29 4NR**

### **Guide Price £300,000**

### **Freehold**

A mid-terrace 3 Bedroom house positioned at the end of an established cul-de-sac development offering scope for updating and improvement and offered for sale with no onward chain. The property has an entrance porch, a good-sized front-facing Kitchen, Sitting Room, older style Conservatory, 3 Bedrooms, Bathroom, gas central heating, front garden, and an enclosed south facing rear garden. A single garage is located in a separate block close by. The property is within easy reach of the primary school, highly reputable Bartholomew secondary school and the range of excellent local amenities. 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 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, Pharmacy, Market Garden Delicatessen with Cafe, great traditional pubs amongst many more. Village 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 take the first turning right into the village and follow the road where Hanborough Close will be found on your right and the property in the top left-hand corner of the close.

## THE ACCOMMODATION

### Entrance Lobby

### Kitchen

Base and wall units, worktop and tiled splashback, single drainer 1.25 bowl sink, electric cooker point, plumbing for washing machine, window to front, useful understairs recess.

### Sitting Room

Window and patio doors to:-

### Conservatory

Sloping polycarbonate roof, double doors to rear garden.

### On the first floor

### Landing

Access to roof space.

### Bedroom 1

Window to front, wardrobe cupboard.

### Bedroom 2

Window to rear, wardrobe recess.

### Bedroom 3

Window to rear.

### Bathroom

White suite comprising panelled bath with shower over, wash basin, WC, tiled walls, tiled floor, window to front.



## OUTSIDE

### Single Garage

In nearby block.

### The Garden

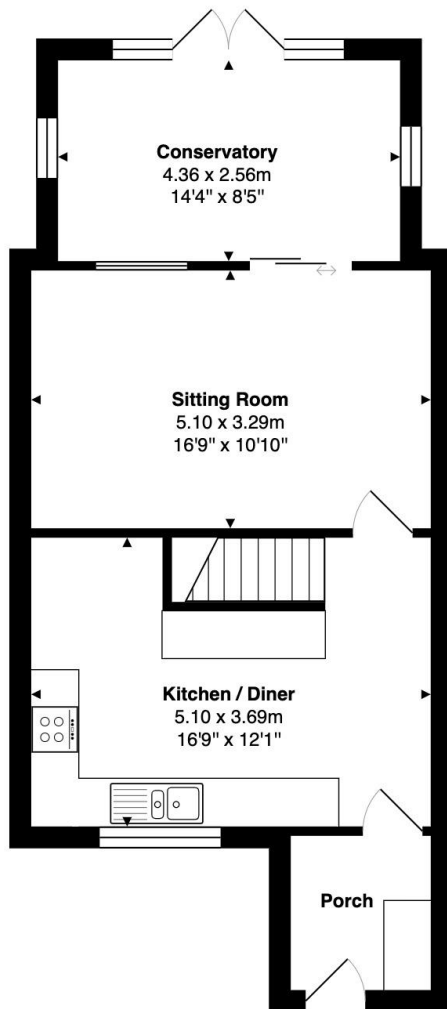
Open plan front garden, low maintenance, laid with chippings. South facing rear garden enclosed in part by a block wall.

## COUNCIL TAX

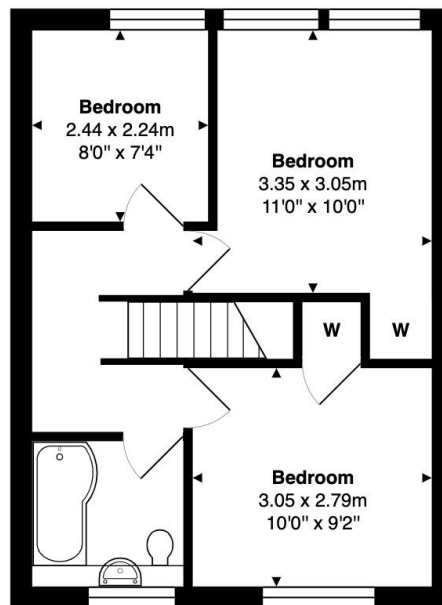
West Oxfordshire District Council - Band C.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

### Approximate Gross Internal Area

87.8 m<sup>2</sup> ... 945 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)

