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independent estate agents



**Thornbury Road
Eynsham, Oxfordshire**

Guide Price £325,000



Thornbury Road, Eynsham, Oxfordshire, OX29 4PW

Guide Price £325,000 **Freehold**

A well situated 2 Bedroom end of terrace house dating from 2019, enjoying a good location on a well-planned modern development within easy reach of the excellent local village amenities. The development has a very pleasant open 'green' area and has lovely walks on the doorstep via a network of footpaths through open farmland. The accommodation comprises hall, cloakroom, sitting room with French doors, kitchen with integrated appliances, 2 bedrooms (both would fit a double) and bathroom. The property has private driveway parking for two cars, an E.V charging point, gas CH, solar panels with battery storage, and a south facing rear garden with gated side access. Offered for sale with no chain.



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. The village 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 traffic lights proceed into the village on Witney Road and turn right into Thornbury Road. On entering the newer development, the property will be found on your left.

THE ACCOMMODATION

Hall

Staircase to first floor.

Cloakroom

WC, corner basin, window to side.

Kitchen

Gloss white base and wall units, worktop and decorative tiled splashbacks, single drainer 1.25 bowl sink, electric oven and hob with splashback and extractor hood over, integrated washing machine, dishwasher, and fridge/freezer.

Sitting Room

uPVC French doors to the rear garden with southerly aspect, understairs storage cupboard.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear.

Bedroom 2

Window to front, storage cupboard.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, fully tiled walls, extractor fan.

OUTSIDE

Parking

Private driveway parking for two cars, EV charging point.

Rear Garden

Gated side access to the rear garden enjoying a southerly aspect with lawn and small patio. Useful space at the side of the house with solar P.V inverter and battery, outside power socket and tap.

COUNCIL TAX

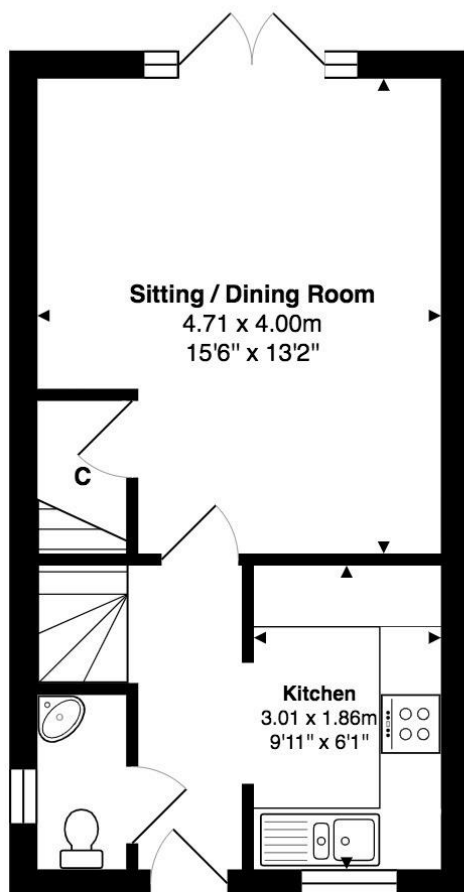
West Oxfordshire District Council - Band C.

DEVELOPMENT SERVICE CHARGE

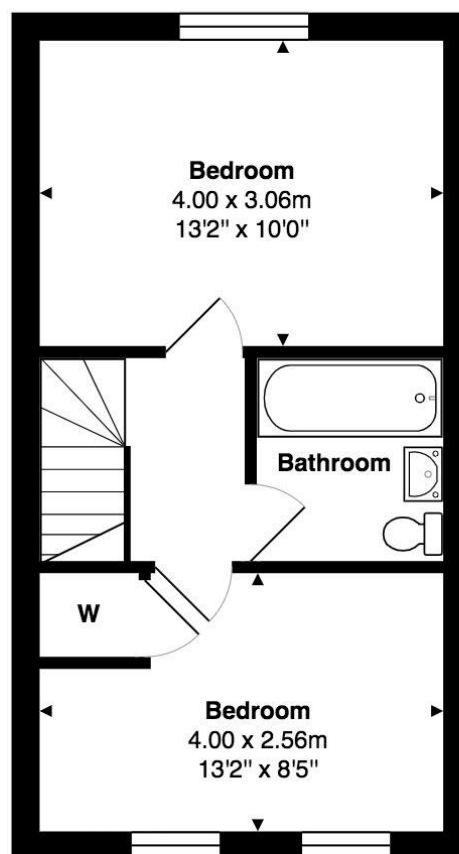
We understand there is a service charge of approx. £250 per annum. Further details available at the point of sale.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approximate Gross Internal Area

62.8 m² ... 676 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 purpose only and should be used as such.

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