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Beech Road
Eynsham, Oxfordshire

Offers Over £400,000



Beech Road, Eynsham, Oxfordshire, OX29 4LL

Offers Over £400,000

Freehold

A well maintained and extended 3 Bedroom semi-detached house presented in good decorative condition and offered for sale with no onward chain. The property is well situated in the popular Beech Road, close to the primary school and within easy reach of the old village centre and excellent amenities. The house has been well cared for and extended on the ground floor but still offers scope for further improvement and possible extension, subject to planning consents. The accommodation includes an extended sitting room, well fitted kitchen, separate utility room, ground floor shower room, 3 bedrooms and bathroom with white suite. The larger than average garage offers plenty of internal space and personal door access to the property, there are well tended gardens front & rear and gas central heating. 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, 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 take the first turning on your right and follow this road (Hanborough Road) towards the village centre. Take the turning on your left into Beech Road and follow the road to the right where the house will be found on your left. Satnav: OX29 4LL

THE ACCOMMODATION

Hall

Laminate flooring, staircase to first floor with understairs storage, coats cupboard.

Sitting Room

Window to front, fireplace feature with a marble hearth/surround. Glazed double doors to:-

Dining Area

Patio doors to the rear garden. Archway to:-

Kitchen

Well-fitted shaker style base and wall units with worktop, tiled splashback and single drainer sink, window to rear garden, built-in electric double oven, electric induction hob, extractor hood. Part-glazed door to:-

Utility Room

Tiled floor, plumbing for washing machine, space for other appliances (not included), window to rear. Doors to garage, rear garden and:-

Shower Room

Tiled cubicle, pedestal basin, concealed cistern WC, part tiled, window to rear.

First floor Landing

Access to roof space with loft ladder, airing cupboard housing hot water cylinder and gas boiler.

Bedroom 1

Bank of fitted wardrobes and matching dressing table, window to front.

Bedroom 2

Window to rear.

Bedroom 3

Fitted corner desk and storage/shelving, window to side, stairhead plinth.

Bathroom

White suite comprising panelled bath with shower over, wash basin, concealed cistern WC, part tiled walls, window to rear.



OUTSIDE

Single Garage

Larger than average garage, ideal for the motor enthusiast. Up and over door, personal doors to front and utility room, electric light and power, industrial style vinyl flooring.

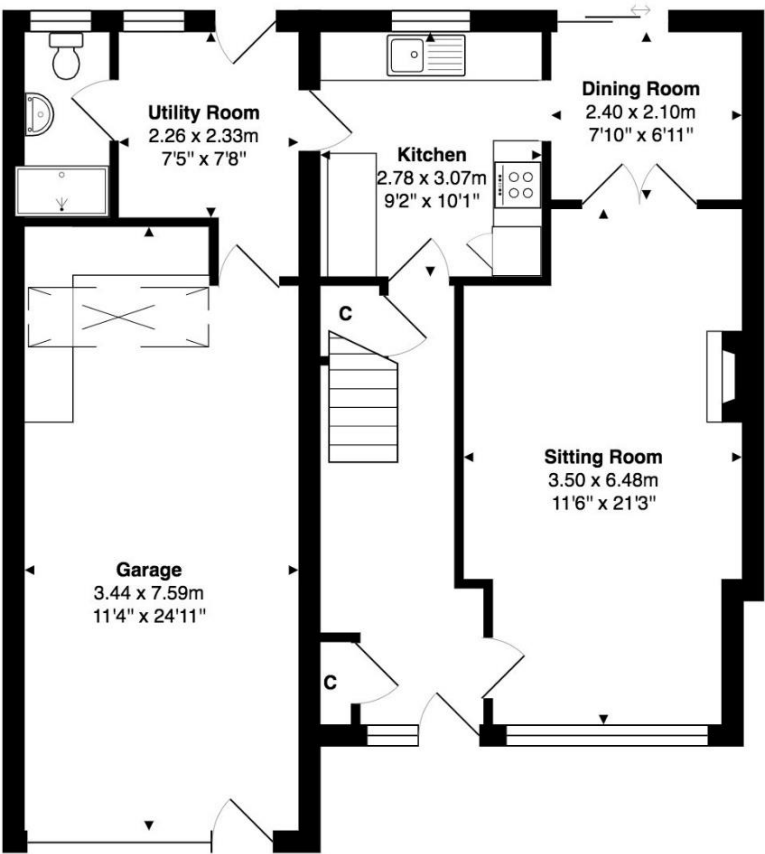
The Garden

Open plan front garden laid to lawn, enclosed by a low hedge, driveway parking. Low maintenance rear garden that's mainly paved, small decked terrace, shrub bed.

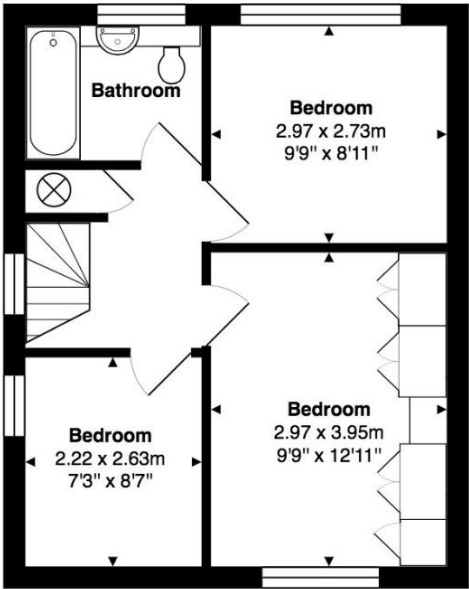
COUNCIL TAX

West Oxfordshire District Council - Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area: 90.5 m² ... 974 ft² (excluding garage)

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. Drawn by E8 Property Services. www.e8ps.co.uk