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Evans Road
Eynsham, Oxfordshire

Guide Price £415,000



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Freehold

A much improved 3 Bedroom detached house in a good non-estate position within a short walk of the old village centre, and easy reach of the medical centre, Bartholomew School, and the other excellent local amenities. The current owners have carried out various improvements on the property with features that now include replacement internal doors, a spacious entrance hall addition with cloaks/utility, and a stylish well fitted kitchen/diner with appliances. The sitting room has patio doors to the enclosed garden lying on two sides of the house and two of the three bedrooms have built-in wardrobes. The property has gas central heating and a garage in a separate block close by. A well-presented home, ideal for those seeking a central village position with facilities on the doorstep.



SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and fantastic daily bus service into both Oxford and Witney, each some 6 miles distant.

Shops in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. The village also has Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

DIRECTIONS

The property is located on the corner of Evans Road and John Lopes Road. Satnav: OX29 4QU

THE ACCOMMODATION

Entrance Hall

Spacious hall with decorative tiled floor and doors to the Sitting Room and Kitchen, staircase to first floor.

Cloaks/Utility

WC, 1.25 bowl ceramic sink, worktop with base unit, plumbing for washing machine, window to side.

Sitting Room

Fireplace feature, patio doors to the rear garden, connecting door to Kitchen.

Kitchen/Diner

Triple aspect room with windows on 3 sides. Contemporary gloss handle-less units on three walls, worktop and tiled splash back, single drainer 1.25 bowl sink, built-in electric double oven and hob, integrated fridge/freezer, dishwasher, stylish tiled flooring, under stairs storage cupboard, connecting door to Hall. Cupboard housing gas fired boiler.

On the first floor

Landing

Airing cupboard.

Bedroom 1

Window to rear, built-in wardrobe.

Bedroom 2

Window to rear, built-in double wardrobe, access to roof space.

Bedroom 3

Window to front.

Bathroom

White suite comprising panelled bath with twin-head shower and tiled surround, wash basin in vanity unit, WC, chrome towel rail, window to front.



OUTSIDE

The Garden

Low maintenance gravelled front garden with raised beds. Gated access to the enclosed rear garden. This lies on two sides of the house with good width at the side. The garden comprises a large patio and a section of lawn.

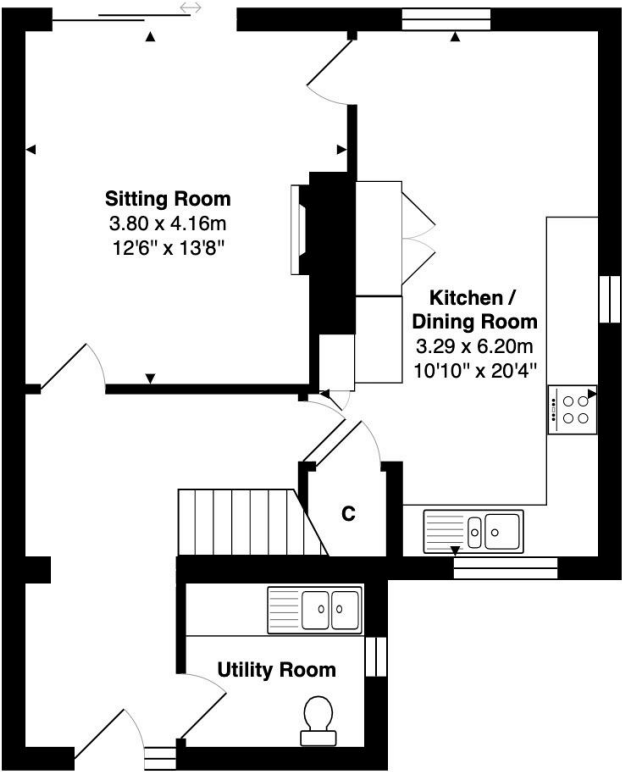
Garage

Located in a nearby block in John Lopes Road.

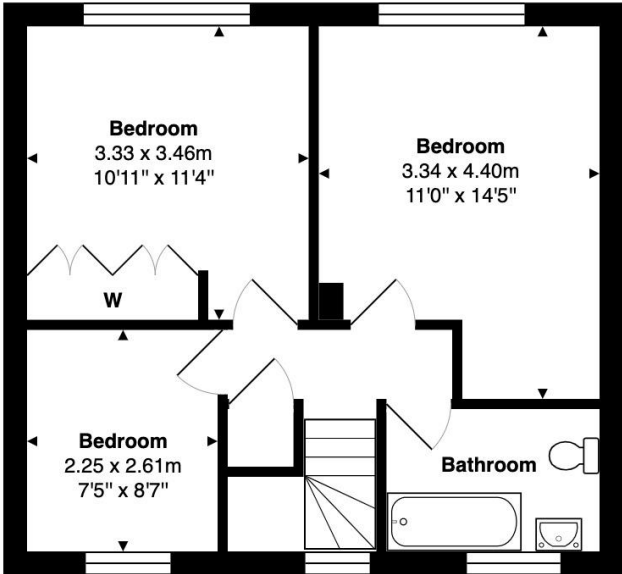
COUNCIL TAX

West Oxfordshire District Council - Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area: 92.8 m² ... 999 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 purposes only and should be used as such.

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