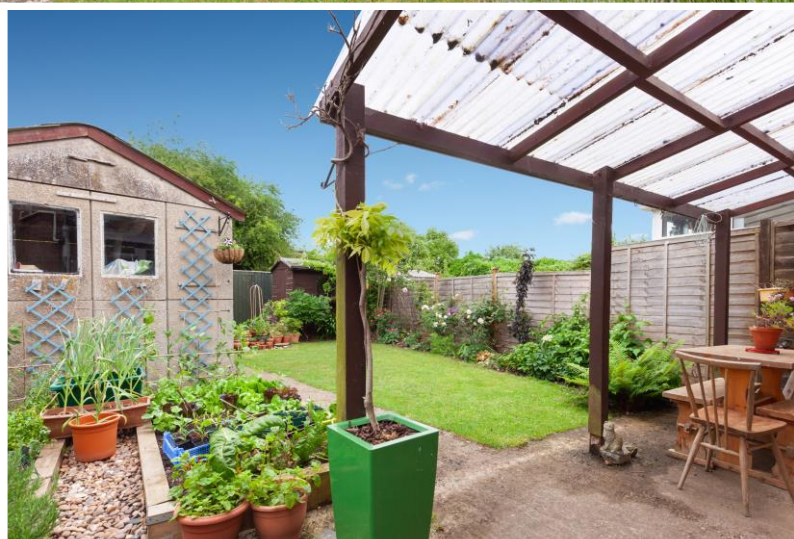


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**abbeyproperties**  
independent estate agents



**Evans Road**  
**Eynsham, Oxfordshire**

**Guide Price £365,000**





## Evans Road, Eynsham, Oxfordshire, OX29 4QT

### Guide Price £365,000

### Freehold

A well-presented 3 bedroom end of terrace house situated in an established non-estate setting within easy walking distance of the fantastic local shop and facilities and the old village centre. Both primary and Bartholomew secondary school are within easy reach along with the medical centre, post office, library, market garden cafe and a host of other local businesses. The property has been tastefully improved by the current owner and comprises sitting room, rear facing kitchen/diner, 3 bedrooms with exposed floorboards and a refitted bathroom. There are front and rear gardens with a garage at the back and access to the rear garden.





## 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 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 on Hanborough Road and Mill Street where you then turn right into John Lopes Road. At the junction turn right into Evans Road. Satnav: OX29 4QT

## THE ACCOMMODATION

### Entrance Porch

Door to:-

### Sitting Room

'Karndean' vinyl flooring, chimney breast feature (currently blocked), recessed shelving and storage, wide window to front, window to side, staircase to first floor.

### Kitchen/Diner

White contemporary base and wall units with worktop, tiled splash back, inset single drainer 1.25 bowl sink, plumbing for washing machine, integrated dishwasher, electric oven, induction hob, feature extractor hood, under stairs cupboard housing gas fired boiler, windows and part-glazed door to the rear garden.

## On the first floor

### Landing

Access to roof space, window to side, contemporary vertical panel doors to all rooms.

### Bedroom 1

Window to front, exposed floorboards.

### Bedroom 2

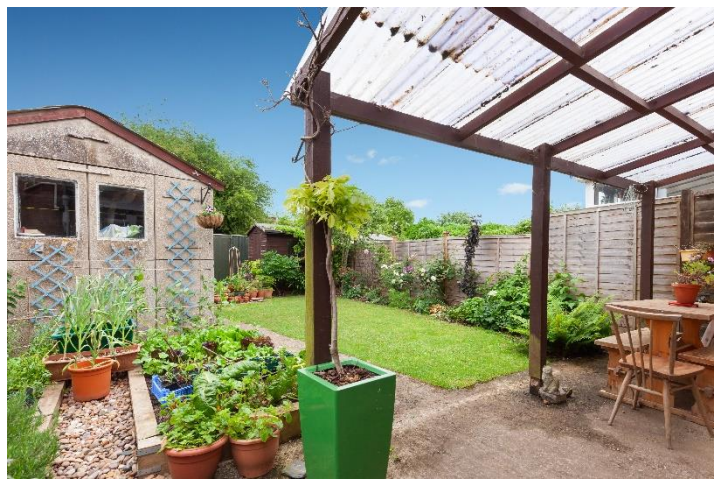
Window to rear, exposed floorboards.

### Bedroom 3

Window to front, exposed floorboards, stairhead plinth.

### Bathroom

Modern white suite comprising panelled bath with electric shower over and curved screen, wash basin, WC, upright chrome towel rail, window to rear.



OUTSIDE

The Garden

Open plan front garden laid to lawn, with shrub border.

Gated side access to the rear garden that comprises vegetable beds, a timber framed veranda providing a sheltered area, lawn, flower/shrub bed, timber shed, cold water tap. Gate to rear.

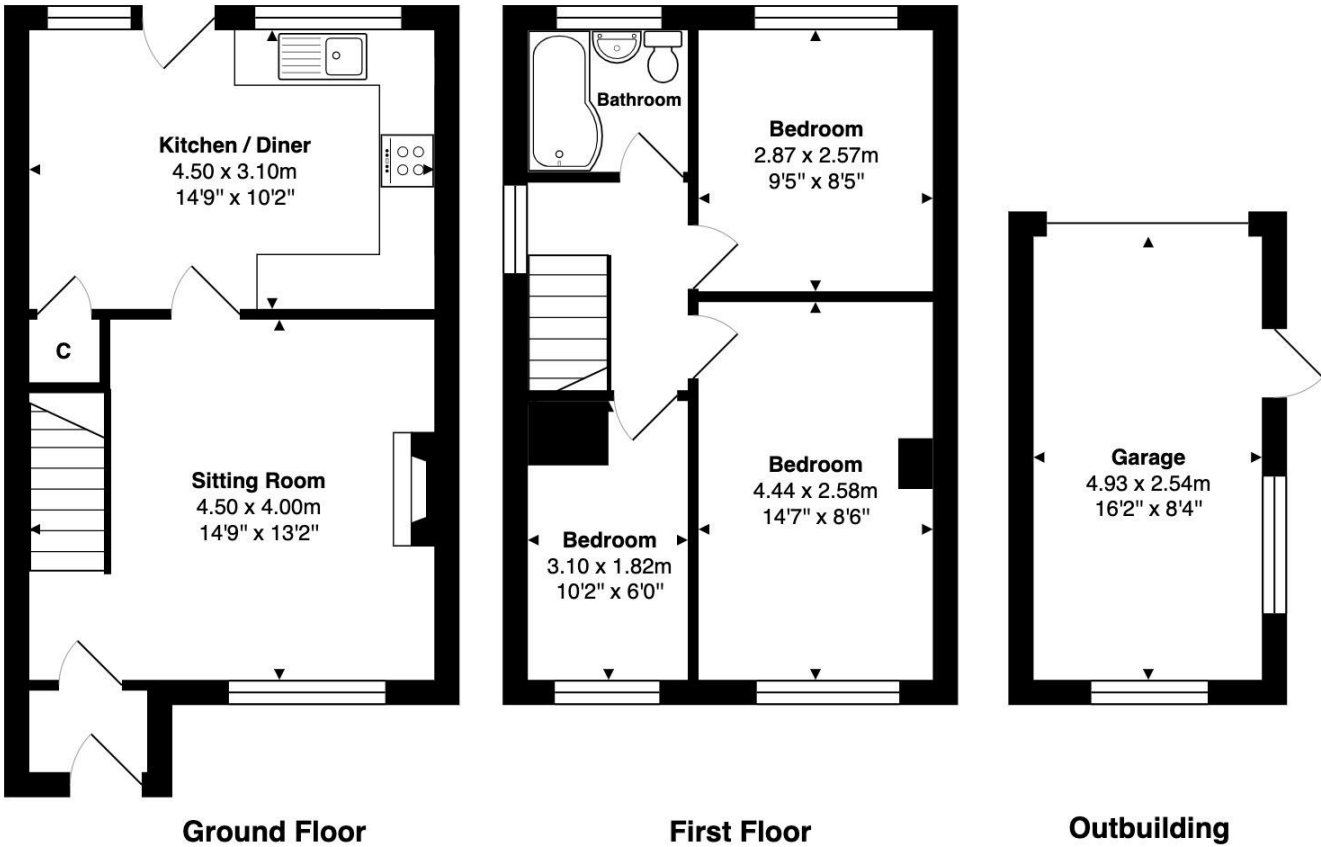
Garage

Of sectional construction with up and over door and personal door to garden. The garage is approached via a shared access with neighbouring properties.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

West Oxfordshire District Council - Band C.



Approximate Gross Internal Area  
66.4 m<sup>2</sup> ... 714 ft<sup>2</sup> (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 purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

