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**Falstaff Close
Eynsham, Oxfordshire**

Guide Price £380,000



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Freehold

A lovely example of a rarely available 2 Bedroom Bungalow in this sought after village, having been much improved and updated by the current owner and now offered for sale in very good decorative condition ready for immediate occupation with no onward chain. The Bungalow is tucked away in a small established cul-de-sac close to the village centre and the wonderful facilities on offer. The H2 bus stop to Oxford and the JR hospital and a Spar shop are just a short walk away. The property has an entrance hallway with laminate flooring, two front-facing Bedrooms with feature bow windows and wardrobes, an upgraded shower room with fully tiled walls, sitting room with laminate floor and fireplace feature, conservatory, and a stylish refitted kitchen with integrated oven, hob, fridge and dishwasher. The garage enjoys extra width with personal doors to both front & rear and the front garden is completely paved providing ample driveway parking for a number of vehicles. The enclosed well-tended rear garden has a patio and lawn and enjoys a westerly aspect. The property has gas central heating, double glazing throughout, and the potential to extend and further improve (subject to consents). Viewing is highly advised.



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 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

From the A40 Eynsham traffic lights proceed into the village on Witney Road passing Bartholomew School and take the left turn into Clover Place. Follow this road into Back Lane where Falstaff Close will be found on your left.

THE ACCOMMODATION

Hall

Laminate floor continuing into the Sitting Room, cupboard housing gas/electric meters. Access to roof space with gas fired boiler.

Shower Room

Large shower cubicle, WC, wash basin in vanity unit, fully tiled walls, chrome towel rail, linen cupboard.

Sitting Room

Feature electric fire with attractive surround/mantelpiece, full length windows and sliding door to:-

Conservatory

uPVC framed with a polycarbonate sloping roof, sliding and personal doors to the rear garden.

Kitchen

Refitted with contemporary cream colour base and wall units, worktop and tiled splashback, single drainer sink, integrated electric oven, hob, extractor hood, dishwasher and fridge. Rear facing window, kick-board heater.

Bedroom 1

Fitted wardrobes, feature bow window to front.

Bedroom 2

Fitted wardrobe, feature bow window to front.

OUTSIDE

Single Garage

Up and over door, personal doors front and rear, electric light and power, plumbing for washing machine.



The Garden

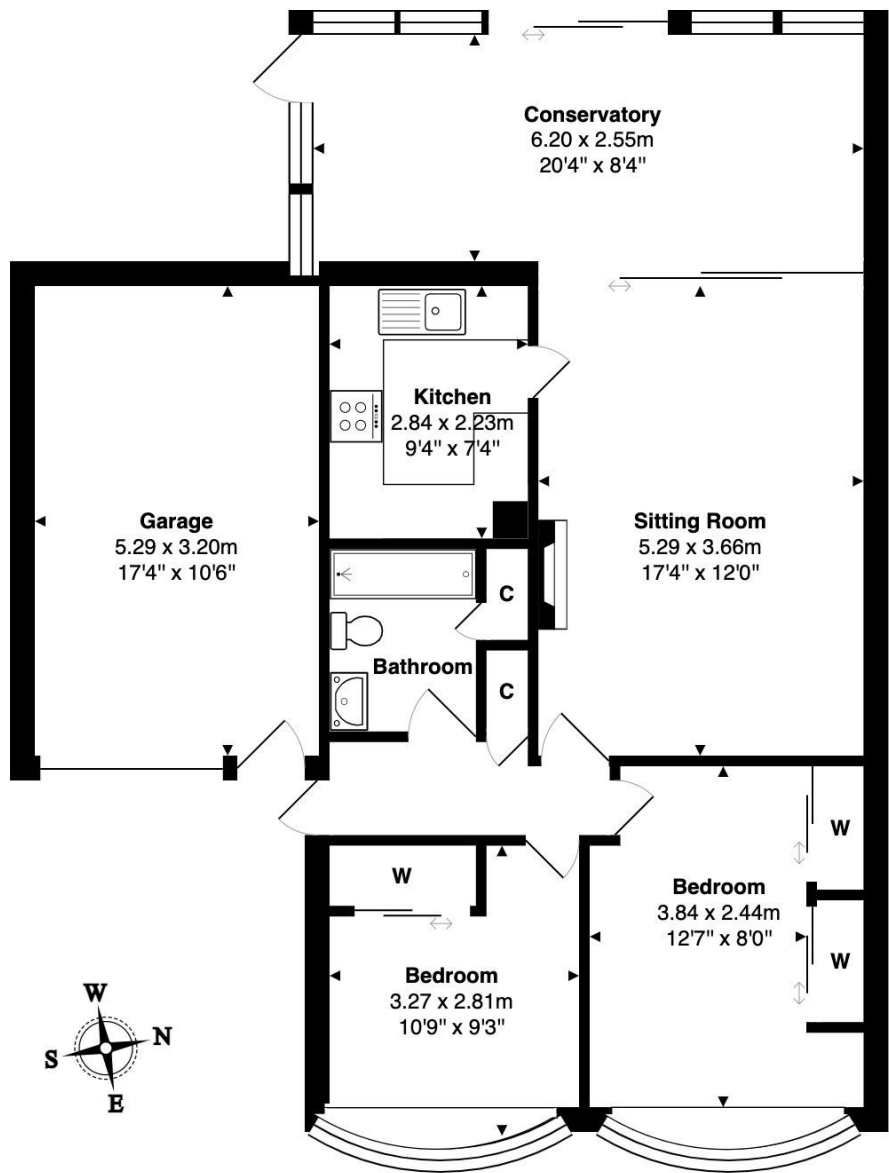
Large block-paved driveway for several cars.

The area immediately outside the garage/front door has a canopy/car-port. The rear garden can be accessed via the garage and comprises patio, lawn, semi-mature shrubs, timber summerhouse on a paved base, water butt, and outside tap.

COUNCIL TAX

West Oxfordshire District Council - Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 92.3 m² ... 993 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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