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**Stratford Drive
Eynsham, Oxfordshire**

Guide Price £375,000



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Freehold

A semi-detached 3 bedroom house in a good non-estate location close to local amenities, now requiring updating but offering considerable scope to extend and improve (subject to consents) along with the benefit of a large corner plot garden. The property has gas central heating, a single garage and driveway parking, and is offered for sale with no onward chain. A property with excellent long-term potential, viewing is 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 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 traffic lights turn into the village and take the immediate left turn into Spareacre Lane. Follow this road and take the turning on your right into Stratford Drive where the property will be found on your left.

THE ACCOMMODATION

Sitting Room

Windows to front, staircase to first floor and understairs storage, fireplace with gas point. Opening to:-

Dining Area

Patio doors to rear garden.

Kitchen

Older style base and wall units, tiled worktop and splashbacks, electric oven, gas hob (not tested), washing machine, dishwasher, fridge/freezer (included). Wall mounted gas fired boiler and part-glazed door to the rear garden.

First floor landing

Access to roof space.

Bedroom 1

Window to front.

Bedroom 2

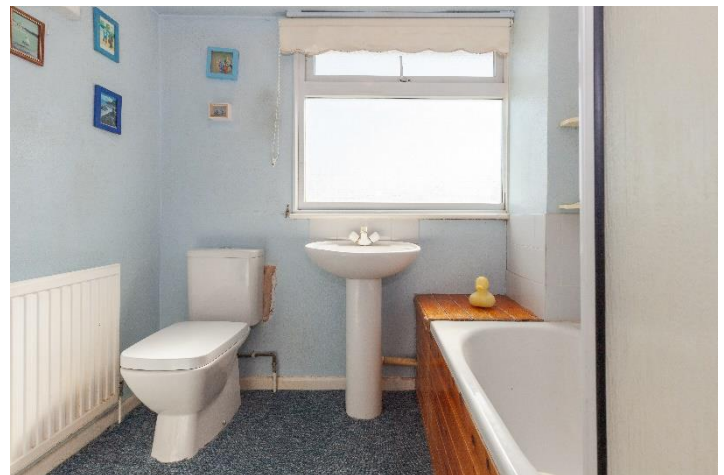
Window to rear.

Bedroom 3

Window to front, stairhead plinth/storage.

Bathroom

Older style white suite of paneled bath, pedestal basin, WC, window to rear, linen cupboard.



OUTSIDE

Single Garage

Up and over door, personal door, driveway parking.

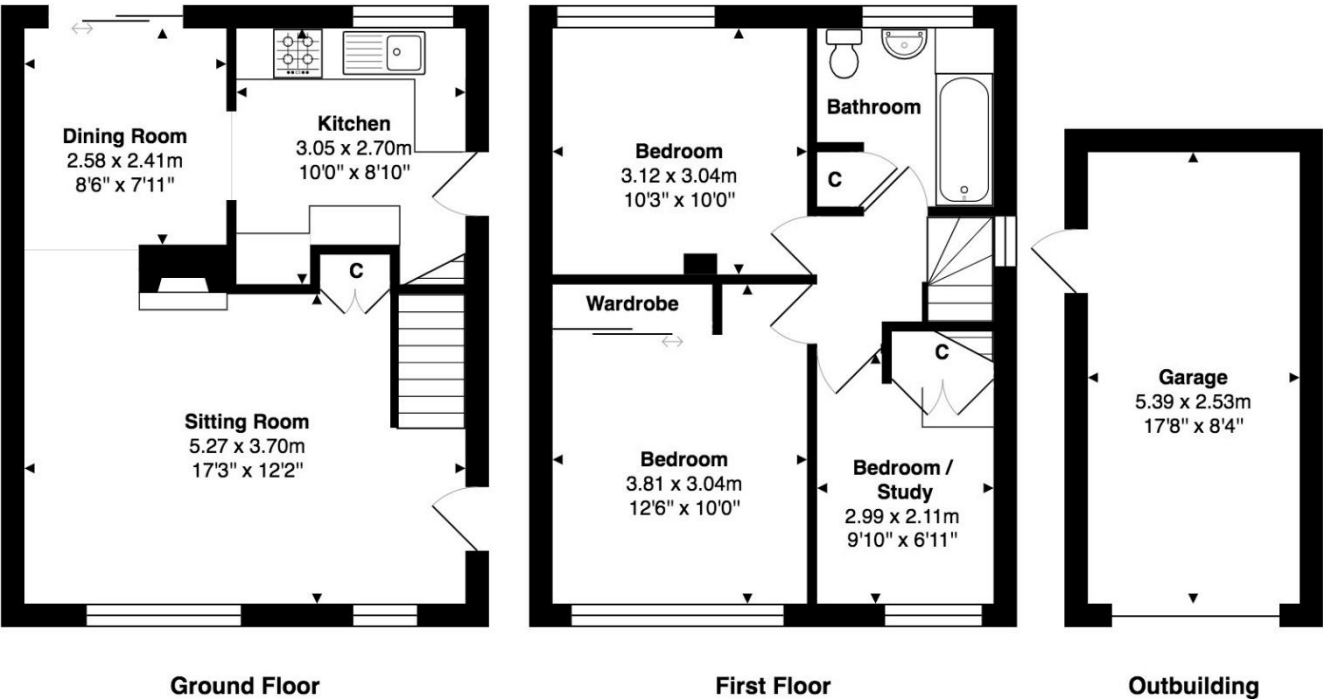
The Garden

Open plan front garden. Gated side access to a large corner plot rear garden enjoying a southerly aspect, comprising patio, lawn, and shrub borders.

COUNCIL TAX

West Oxfordshire District Council - Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area

Main House 72.4 m² / 779 ft²
Garage 13.6 m² / 146 ft²
Total 86.0 m² / 926 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. Drawn by E8 Property Services. www.e8ps.co.uk

