



## 1 Evans Road, Eynsham OX29 4QT

A 3 bedroom detached house, quietly positioned in this sought after village. The property has a double width garage, parking and private gardens, and is well positioned for the local schools, and the village centre. The accommodation includes an entrance hall, living/dining room, kitchen, conservatory and a cloakroom, together with 3 bedrooms and a bathroom, double glazing and gas central heating (water is heated via the immersion heater). Available for sale with no onward chain.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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**Price £399,950**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



# 1 Evans Road, Eynsham, Oxfordshire OX29 4QT

- Entrance Hall
- Living/Dining Room
- Kitchen
- Conservatory
- Cloakroom
- 3 Bedrooms & Bathroom
- Double Glazing & GCH
- Double Width Garage
- Driveway Parking
- No Onward Chain

Material Information - sourced via Ofcom:  
 All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor is good for EE, O2, Three and Vodafone.  
 14D26

1 Evans Road, Eynsham  
 Total Approx. Floor Area 1382 Sq.Ft. (128.40 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:  
 WODC Tax Band E / EPC Rating: 52/E

Contact:  
 52 Market Square, Witney,  
 Oxfordshire, OX28 6AF

Tenure:  
 Freehold

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