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independent estate agents



**Hanborough Road
Eynsham, Oxfordshire**

Guide Price £400,000



Hanborough Road, Eynsham, Oxfordshire, OX29 4LT

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Freehold

An opportunity to purchase an extended non-estate semi-detached house with huge potential for alteration and improvement, versatile 3/4 bedroom accommodation, a good sized plot with driveway parking, a garage, and a larger than expected rear garden.

The property currently offers a hall, sitting room, kitchen, dining room/bedroom 4, ground floor shower room, garden room, 3 first floor bedrooms (or 2 and an office), and a bathroom. There is gas central heating. The property would now benefit from general modernisation throughout but does offer great scope to improve, within easy reach of the excellent facilities the village has to offer. For sale with no onward chain - early viewing is recommended.



THE ACCOMMODATION

Entrance Porch

Hall

Staircase to first floor, understairs cupboard.

Sitting Room

Patio doors and window to the rear garden.

Kitchen

Older style base and wall units, worktop, tiled splashback, single drainer 1.25 bowl sink, window to front.

Inner Lobby

Plumbing for washing machine, vent for dryer.

Dining Room/Bedroom 4

Window to front.

Shower Room

Walk-in shower, wash basin, WC, part-tiled walls, window to rear.

Garden Room

Tiled floor, windows and glazed door to the rear garden.

On the first floor

Landing

Access to roof space, cupboard housing 'Worcester' gas fired boiler.

Bedroom 1

Window to rear.

Bedroom 2

Window to rear.

Bedroom 3/Box Room

Window to side, sloping roof pitch restricts head room.

Bathroom

Older style coloured suite of panelled bath, wash basin, WC, tiled walls, window to front.

OUTSIDE

Single Garage

Up and over door. Driveway parking in front.

The Garden

The front garden has lawn and shrub beds, gated side access to the rear garden.

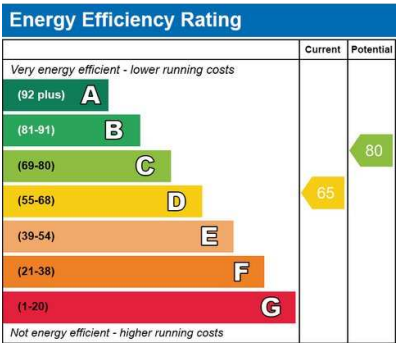
This is a good size and of a slightly irregular shape with lawn, patio, established shrubs and a garden store.

Council Tax

West Oxfordshire District Council - Band D.

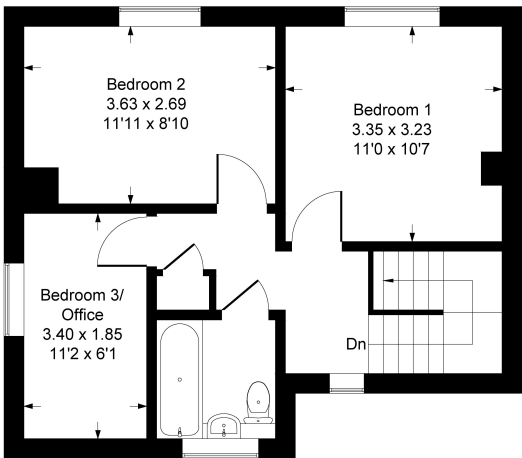


- * 3/4 Bedrooms * Ground floor bedroom/reception *
- * Ground floor shower room * Sitting Room *
- * Good sized garden * Gas CH * Garage/driveway *
- * No onward chain *

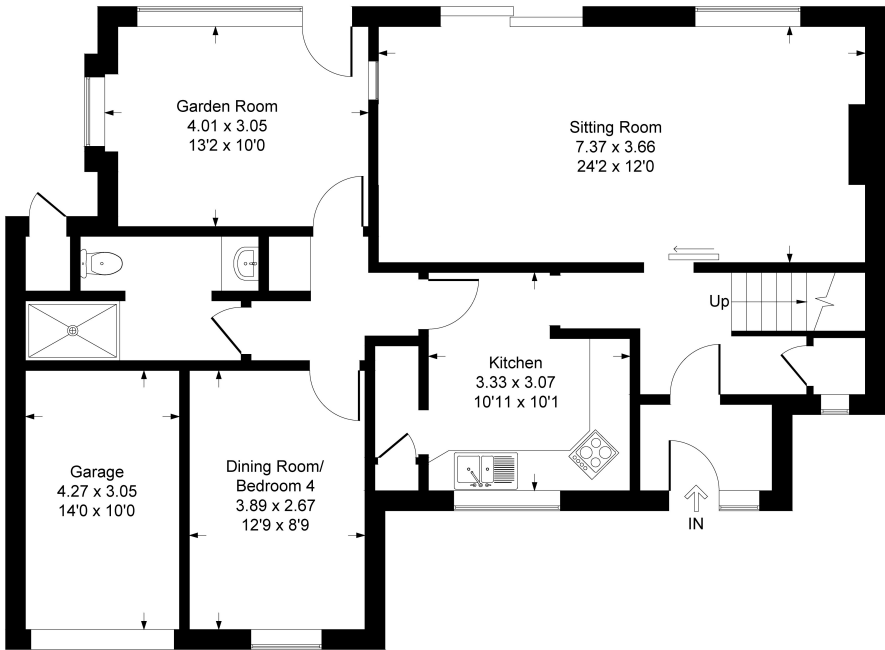


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Approximate Gross Internal Area
Main House = 126.4 sq m / 1361 sq ft
Outbuilding = 13.0 sq m / 140 sq ft
Total = 139.4 sq m / 1501 sq ft



First Floor



Ground Floor

Illustration for identification purpose only, measurements approximate, and not to scale.

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.