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**Tilgarsley Road
Eynsham, Oxfordshire**

Guide Price £425,000



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Freehold

A well situated 3 bedroom non-estate semi-detached house in a popular established road, with a lovely south-facing rear garden, useful attic room, and no onward chain. The property has been well cared for over the years and is ready for occupation but also offers the potential for extension and updating, subject to consents.

The house boasts a 24' sitting/dining room, a conservatory, 3 bedrooms, a useful attic room, gas CH, double glazing, a garage and workshop, and a good-sized south-facing rear garden. For sale with no onward chain, viewing is advised.



THE ACCOMMODATION

Entrance Porch

Tiled floor, 'Worcester' gas fired boiler.

Hall

Staircase to first floor, cupboard housing electric meter and consumer unit.

Sitting/Dining Room

Window to front, recessed storage/shelving, old fireplace with gas point, uPVC glazed door to:-

Conservatory

Full length windows, skylight, radiator, door to garden.

Kitchen

Base and wall units on two walls, worktop, tiled splashback, single drainer 1.25 bowl sink, electric oven and gas hob, extractor hood, plumbing for washing machine, gas meter, tiled floor, uPVC glazed door to rear garden.

On the first floor

Steps to Attic Room and access to roof space.

Bedroom 1

Window to rear, built-in double wardrobe.

Bedroom 2

Window to front, built-in wardrobe/storage and recessed shelving.

Bedroom 3

Window to rear.

Bathroom

White suite comprising bath with hinged 'easy-access' panel and electric shower over, pedestal basin, WC, part-tiled walls, window to front.

Attic Room

Trap door access. Fully boarded/carpeted floor, fixed bench seats, radiator, electric light and power, roof-light to rear elevation, eaves storage space.

OUTSIDE

Single Garage

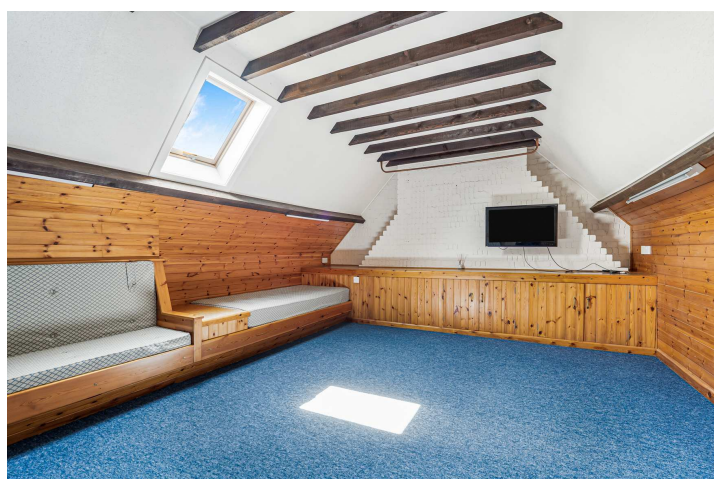
Up and over door, personal door to rear garden, parking in front.

The Garden

Enclosed front garden. Established rear garden enjoying a southerly aspect with a workshop/store, large patio area, pond, small area of lawn with a magnolia tree (?) planted shrub beds, apple and pear trees.

Council Tax

West Oxfordshire District Council - Band D.



*** 3 Bedrooms * Attic Room * 24' Sitting Room ***

*** Conservatory * Garage & Workshop * Gas CH ***

*** Double glazing * Potential to improve ***

*** Rear garden with southerly aspect * No onward chain ***

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

13 Tilgarsley Road Eynsham OX29 4PP
Approximate Gross Internal Area 148.92 sq.m / 1603 sq.ft

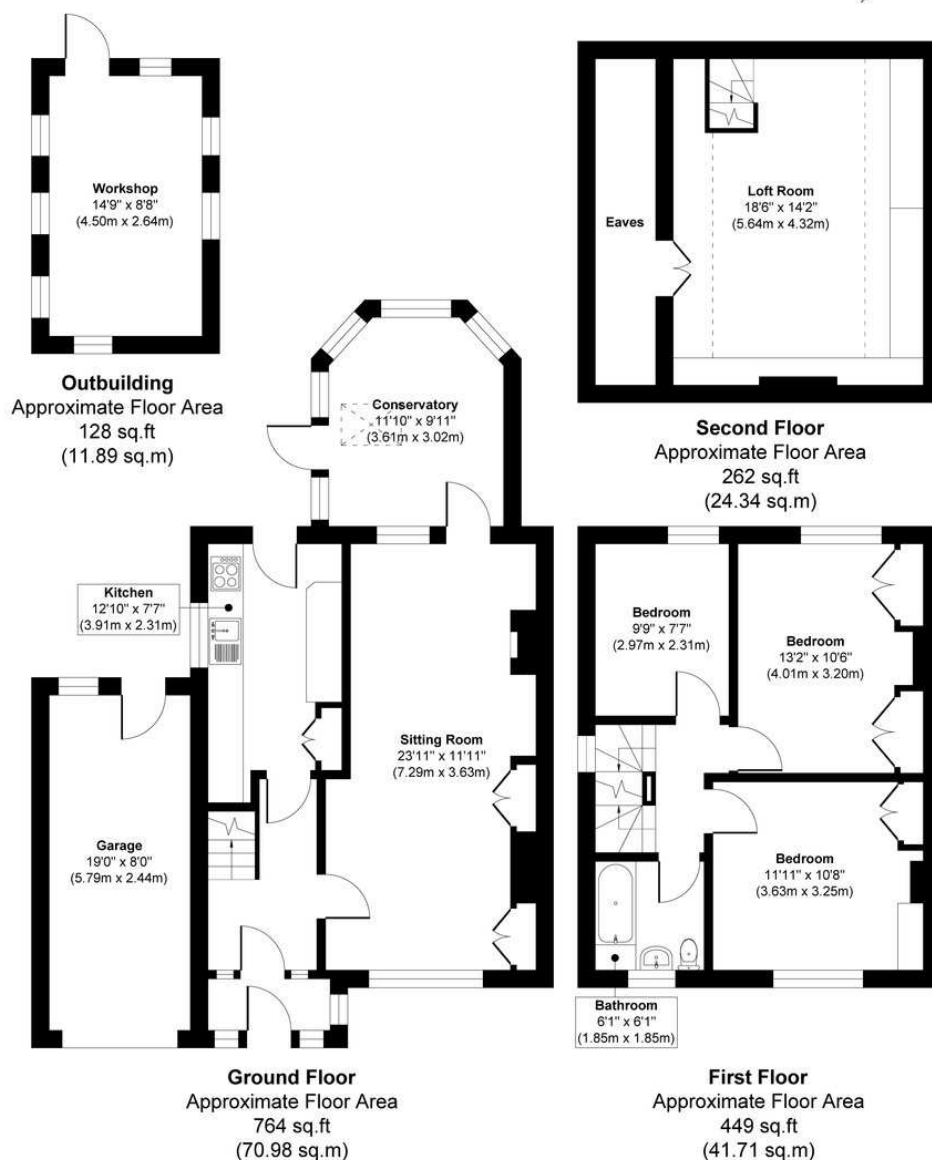


Illustration for identification purpose only, measurements are approximate, not to scale.