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28 Clover Place
Eynsham, Oxfordshire

Guide Price £325,000



28 Clover Place, Eynsham, Oxfordshire, OX29 4QL

Guide Price £325,000 **Freehold**

A semi-detached 2 bedroom cottage renovated and extended in the 1980's enjoying a pleasant location within a short walk of the medical centre, Bartholomew school and the excellent village amenities. The cottage is presented in good decorative order and has 2 bedrooms, sitting room, kitchen/diner with ample space for a table, double glazing, and gas central heating. Further benefits include a very useful rear access to the south facing garden and the rare advantage of off-road parking. There is also unrestricted street parking in Clover Place and nearby footpath access to both Mill Street and Acre End Street making the local shops and facilities easily accessible.



THE ACCOMMODATION

Front Door to:-

Sitting Room

Period style feature fireplace with recessed storage and shelving either side, plank style wood flooring continuing into the Kitchen/Diner, double glazed window to front.

Kitchen/Diner

A pleasant open plan room with the Dining area accessed first, leading into the Kitchen section. Range of modern white coloured base and wall units with a solid oak worktop, brick pattern tiled splashback, integrated fridge/freezer, electric oven/hob and extractor hood, plumbing for washing machine, wall mounted 'Worcester' gas fired boiler, south facing window to the rear garden and part-glazed door to the garden. Staircase to first floor, understairs cupboard housing electric meter/consumer unit.

On the first floor

Landing

Access to roof space, laminate flooring throughout the first floor, pine panelled doors to:-

Bedroom 1

Window to front, period style fireplace feature (not useable), attractive feature chimney breast.

Bedroom 2

Velux roof light, south facing window to rear.

Bathroom

White suite comprising panelled bath with shower over, wash basin, WC, extractor fan, linen cupboard.

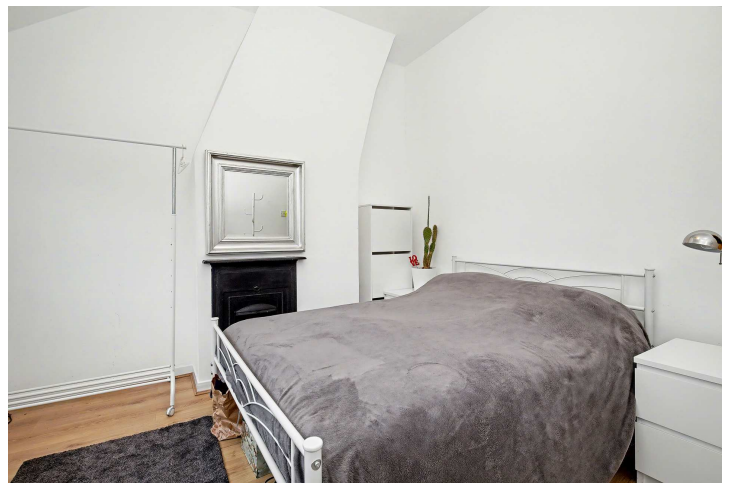
OUTSIDE

Rear Garden

The enclosed south facing rear garden measures approx. 28' x 13' with patio, small lawn, raised bed and timber shed, outside tap and electric socket. A gate provides a rear access to the parking area, with parking for No.28 immediately beyond the boundary fence. West Oxfordshire District Council - Band C.

SITUATION

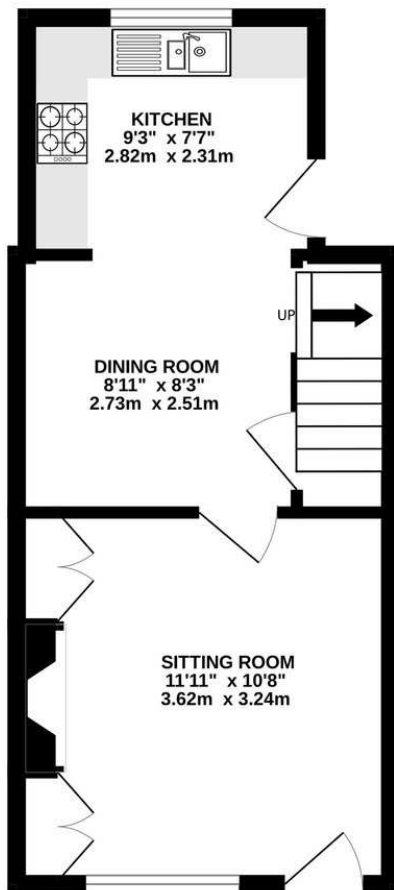
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A wonderful range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional village pubs. The village has toddler groups, a primary school, and the highly rated Bartholomew secondary school. The community is further buoyed by sports clubs, groups, and societies catering to all age groups and interests. There are some wonderful walks across open countryside and along the nearby Thames path at Swinford toll bridge.



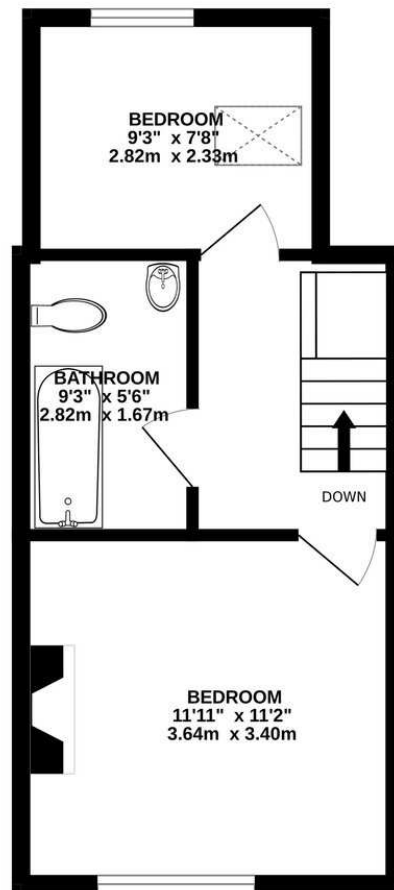
- 2 Bedrooms
- Sitting Room
- Kitchen/Diner
- First-floor Bathroom
- Gas CH
- South-facing garden
- Rear access & off-road parking
- Close to village amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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