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**2 Marlborough Place**  
Eynsham, Oxfordshire

**Offers Around £200,000**



## **2 Marlborough Place, Eynsham, Oxfordshire, OX29 4LZ**

### **Offers Around £200,000** **Freehold**

An individual 1/2 bedroom single storey property with off-road parking, gas central heating, and a private rear garden. The accommodation is quite versatile depending on individual requirements, and comprises an L-shaped kitchen, office/dining room, inner hall, cloakroom, bathroom with bath and shower, double bedroom, and a lounge/second bedroom. Offering good accommodation for the price with the added benefit of off-road parking and a garden, along with freehold title. An ideal investment or first-time buy in this very sought after village. No onward chain.



## THE ACCOMMODATION

### Kitchen

L-shaped with base and wall units, single drainer sink, worktop and tiled splashback, laminate flooring.

Arch to:-

### Office/Dining Room

Laminate floor, skylight.

### Inner Hall

Two useful storage cupboards, one with plumbing for washing machine.

### Cloakroom

WC, wash basin.

### Bathroom

Corner bath, shower cubicle, fully tiled.

### Bedroom

Skylight.

### Sitting Room/Bedroom

Glazed door and window to rear garden, cupboard housing gas boiler.



## OUTSIDE

### Parking

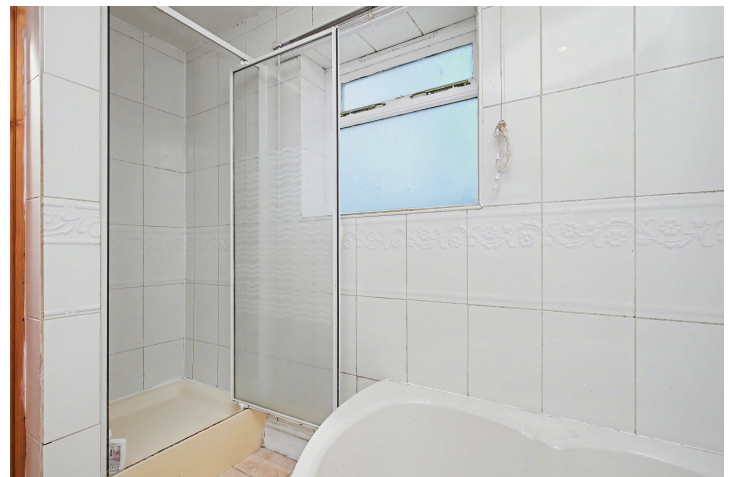
Parking for two cars at the front. Shared with neighbouring property.

### Rear Garden

Private enclosed garden with area of lawn, hedging on two sides.

### Council Tax

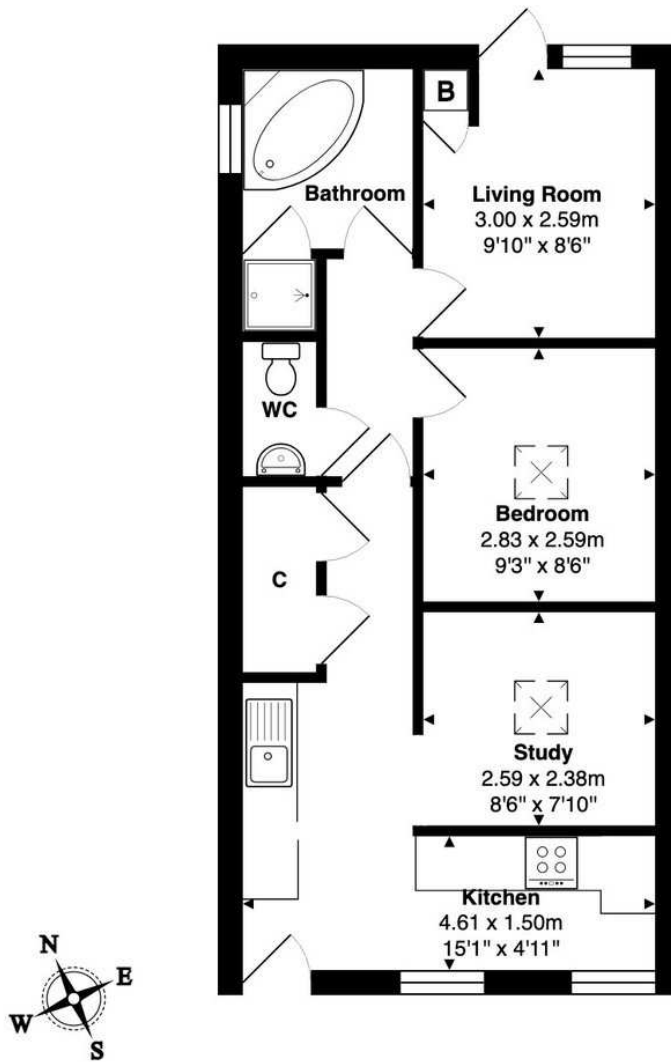
West Oxfordshire District Council - Band B.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Approx. Gross Internal Area 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>**

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.

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