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abbeyproperties
independent estate agents



Back Lane
Eynsham, Oxfordshire

Guide Price £550,000



Back Lane, Eynsham, Oxfordshire, OX29 4QW

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Freehold

A detached 3 bedroom Bungalow standing in a good sized established plot in a non-estate side road close to the centre of the village, and within walking distance of the excellent local shops and amenities. The property is presented in good decorative condition and benefits from double glazing, gas central heating, a large garden room and utility/laundry, an enclosed front garden with driveway parking, a garage with attached outbuilding, and a mature and private rear garden. A staircase from bedroom 3 leads to a large attic space made up of two rooms and a shower room used by the previous owner as a master bedroom suite with dressing room. Please see our note within the individual room descriptions. The property is for sale with no onward chain and viewing is recommended.



THE ACCOMMODATION

Hall

Airing cupboard housing hot water cylinder.

Sitting Room

Window to front, fireplace with stone surround.

Bedroom

Window to front.

Home Office/Bedroom

Window to side, staircase to attic rooms.

Bedroom

Window to rear (conservatory).

Bathroom

White suite of corner bath, WC, pedestal basin, fully tiled.

Kitchen

Base and wall units, rolled edge worktop, tiled splashbacks, single 1.25 bowl sink, built-in electric oven and gas hob.

Garden Room/Utility

Sloping roof, tiled floor, windows to rear garden and door to garage. Glazed doors to utility/laundry area with plumbing for washing machine, space for dryer, door to rear garden.

On the first floor

Attic Room

Eaves storage, roof light to rear elevation.

Agent note: Used as a bedroom by the previous owner but without available paperwork for the conversion we refer to this as an attic room.

Attic Room

Roof light to front, eaves storage.

Agent note: Used as a dressing room by the previous owner but without available paperwork for the conversion we refer to this as an attic room.

Shower Room

Shower cubicle, wash basin, WC, tiled floor, tiled walls, roof light.

OUTSIDE

Single Garage

Up and over door, electric light and power, gas and electric meters.

Outbuilding

Attached to the back of the garage and accessed from the rear garden.

The Garden

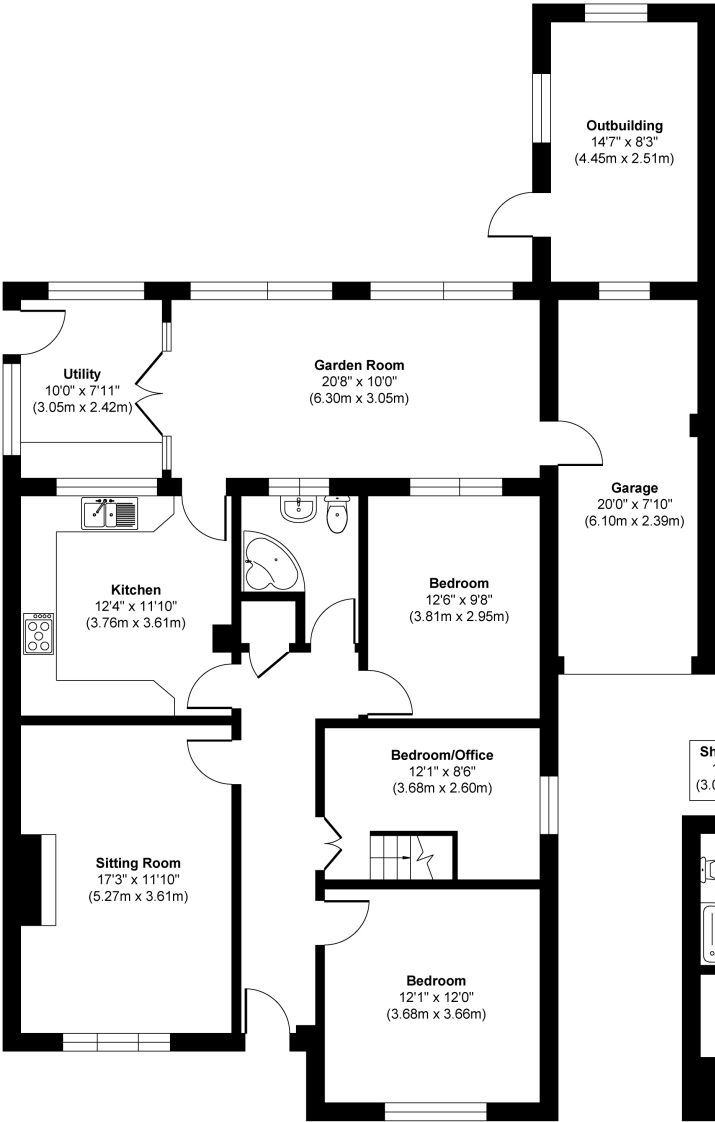
Enclosed front garden laid to lawn, shrub beds, driveway parking leading to the garage. Side access to the mature established rear garden comprising lawn, patio, a small pond, and apple trees. The garden enjoys a good degree of privacy and seclusion.



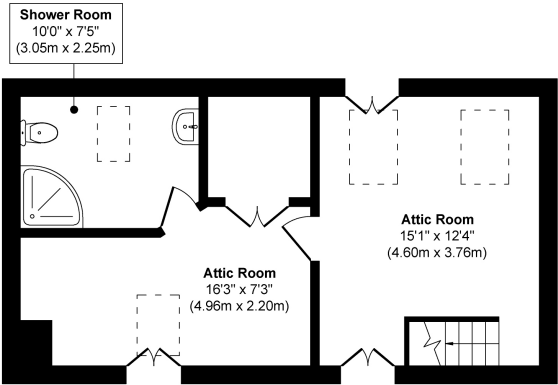
38 Back Lane Eynsham OX29 4QW
Approximate Gross Internal Area 184.88 sq.m / 1990 sq.ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax
West Oxfordshire District Council - Band E.



Ground Floor
Approximate Floor Area
1550 sq.ft
(144.00 sq.m)



First Floor
Approximate Floor Area
440 sq.ft
(40.88 sq.m)

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