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**Dovehouse Close
Eynsham, Oxfordshire**

Offers Over £300,000

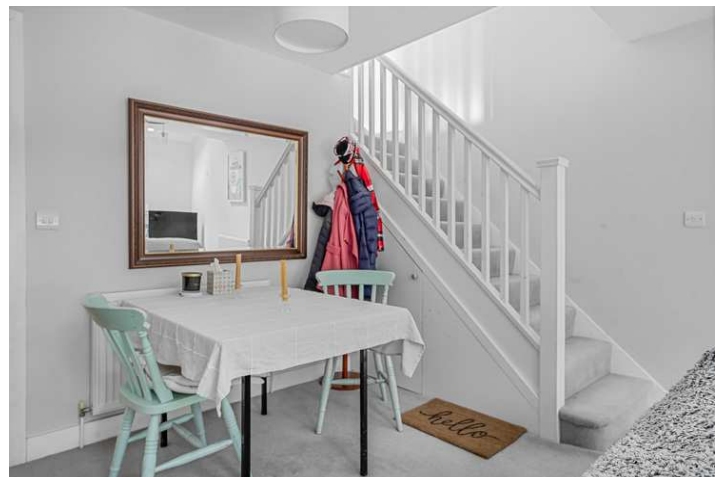


Dovehouse Close, Eynsham, Oxfordshire, OX29 4EW

Offers Over £300,000 **Freehold**

A one-off build dating from 2015, and the newest property on Dovehouse Close. This 2 bedroom end terrace house is tucked away in the very corner of the development next to an open primary school field.

The property benefits from 2 double bedrooms, a cloakroom, contemporary fitted kitchen, a larger than average sitting room, gas CH, double glazing, parking for one car, and is available with no onward chain. Viewing is advised.



THE ACCOMMODATION

Entrance Lobby

Ideal for coats/shoes. Part-glazed door to:-

Hall

Opening to Kitchen and door to:-

Cloakroom

WC, pedestal basin.

Kitchen

Modern contemporary base and wall units, worktop, single drainer sink, built-in electric oven, gas hob with splashback and extractor hood over, plumbing for washing machine, wall mounted 'Worcester' gas boiler, window to front.

Sitting Room

Staircase to first floor, glazed double doors to the rear garden, part-sloping ceiling with two Velux roof lights.

On the first floor

Landing

Access to roof space.

Bedroom 1

Windows to front and side.

Bedroom 2

Window to rear, double room.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, window to side.

OUTSIDE

Parking

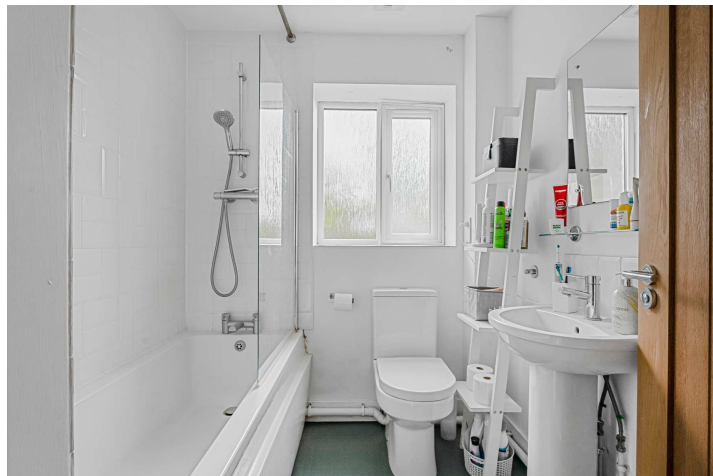
Gravelled parking for one car.

The Garden

Enclosed rear garden laid to lawn, small patio area. Gated side access.

Council Tax

West Oxfordshire District Council - Band C.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * Dating from 2015
- * 2 double bedrooms
- * Cloakroom
- * Contemporary fitted kitchen
- * Gas CH
- * Double glazing
- * Rear garden with side access
- * No onward chain

97A Dovehouse Close Eynsham OX29 4EW

Approximate Gross Internal Area = 69.8 sq m / 752 sq ft

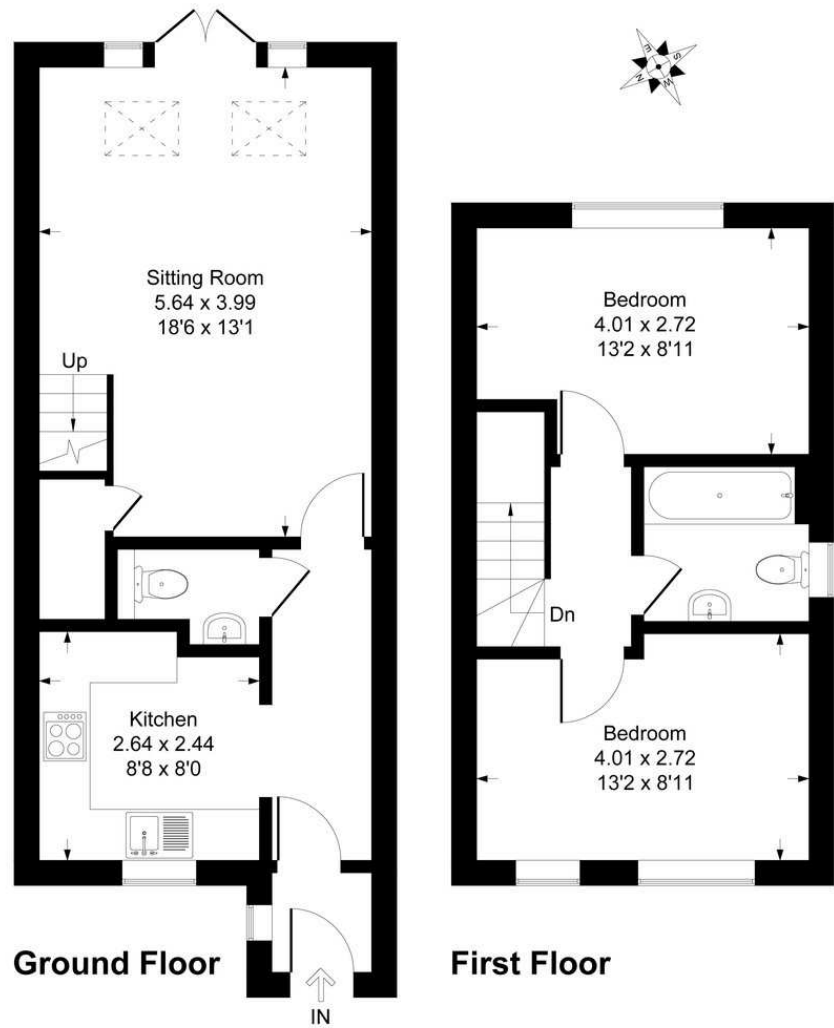


Illustration for identification purpose only, measurements approximate, and not to scale.

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.