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19 Evans Road
Eynsham, Oxfordshire

Offers in Excess Of £325,000



19 Evans Road, Eynsham, Oxfordshire, OX29 4QT

Offers in Excess Of £325,000 **Freehold**

A 3 bedroom end of terrace house with the benefit of a small rear ground floor extension, requiring updating but with considerable scope for improvement and for sale with no onward chain.

The property has a garage at the rear, front & rear gardens, gas CH, sitting/dining room, an extended kitchen, and a useful rear lobby. Early viewing is recommended.



THE ACCOMMODATION

Entrance Lobby

PVCu glazed door to:-

Sitting/Dining Room

Staircase to first floor, gas fire (back boiler) with polished stone surround. Dining Area to the rear with understairs storage, airing cupboard housing hot water cylinder. Door to rear lobby.

Kitchen

Base and wall units, worktop, tiled splashback, plumbing for washing machine, single drainer 1.25 bowl sink, gas/electric cooker point. Door to:-

Rear Lobby

Useful space for coats/shoes. Window to rear, glazed PVCu door to rear.

On the first floor

Landing

Window to side, access to roof space with loft ladder.

Bedroom 1

Window to front.

Bedroom 2

Window to rear.

Bedroom 3

Window to front, wardrobe/cupboard.

Shower Room

Shower cubicle, pedestal basin, WC, tiled walls, window to rear.

OUTSIDE

Garage

Older style concrete sectional garage at the rear of the property. Shared vehicular access with neighbouring properties

The Garden

Open plan front garden laid to lawn. Pedestrian side access to the rear garden. This comprises paving, small area of lawn and gated access to rear. Useful tool store.

COUNCIL TAX

West Oxfordshire District Council - Band C.

SITUATION

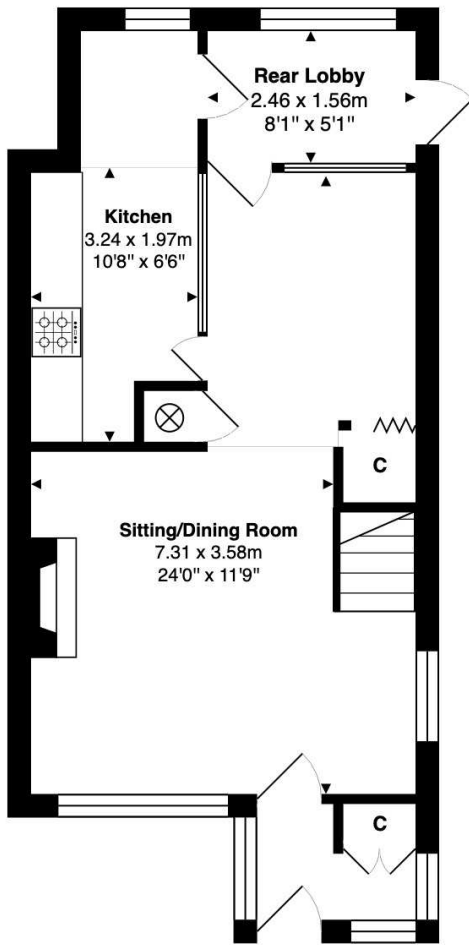
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. With a range of shops and facilities including CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, coffee shops, beautician, hairdressers, and a number of traditional pubs. Eynsham 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.

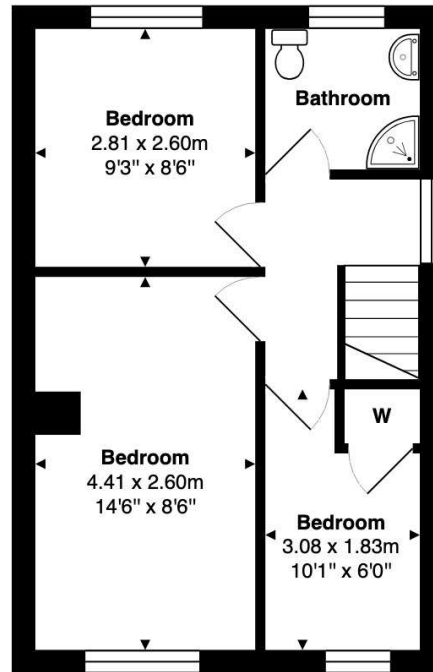


- 3 Bedrooms
- Sitting/dining room
- Extended kitchen & rear lobby
- Gas CH
- Front & rear garden
- Garage
- Close to local amenities
- No onward chain

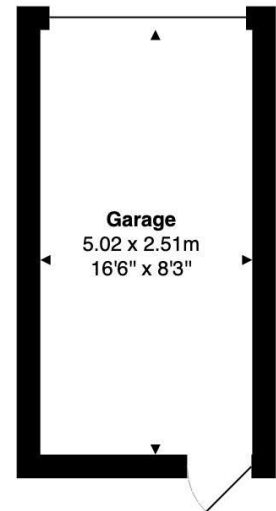
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



First Floor



Garage

Approximate Gross Internal Area

Main House 76.3 m² / 821 ft²
 Garage 12.6 m² / 136 ft²
 Total 88.9m² / 957 ft²



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. Drawn by E8 Property Services. www.e8ps.co.uk