



42 Eastfields, Blewbury, OX11 9NS

£375,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A mature three bedroom semi-detached house set in a good size plot offering scope for improvement in a quiet cul-de-sac location within this pretty and popular village.

Dating for the 1960's the property has been improved with the installation of UPVC double glazed windows, updated kitchen and bathroom and electric heating. There is however still significant scope for further updating and a possible garage conversion.

There is a good sized garden to the rear of the property with hedged boundaries and a further garden and double length driveway to the front of the house. Eastfields is a well spaced out development of semi-detached properties of varying design.

Material information mains water electricity drainage. Gas is believed to be available in Eastfields but is not connected to the property. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom semi-detached house
- Replacement kitchen and bathroom
- UPVC double glazed windows
- Integral garage offering scope for conversion
- Good size gardens
- Electric heating
- No onward chain
- EPC Rating: E
- Council Tax Band: C

The Location

Blewbury remains one of the prettiest of the South Oxfordshire villages, renowned for its vibrant and active community with a host of 50 or so clubs and societies covering a diverse spectrum of activities including the arts, sports clubs and general pastimes. Village facilities include a primary school, pre-school, a thriving farm shop, garage and convenience store, community post office and 2 village pubs. Didcot is just 4 miles away and offers an excellent range of shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 mins.



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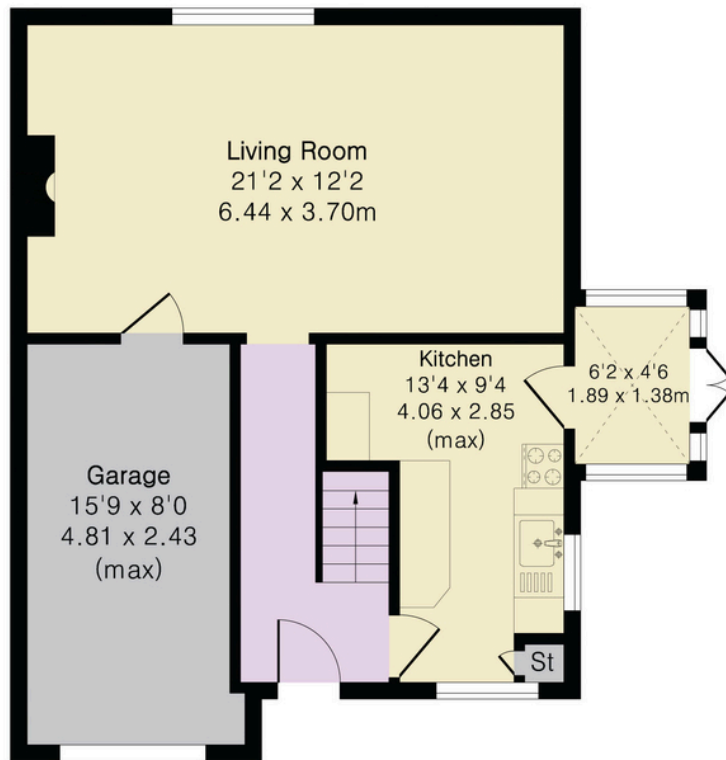
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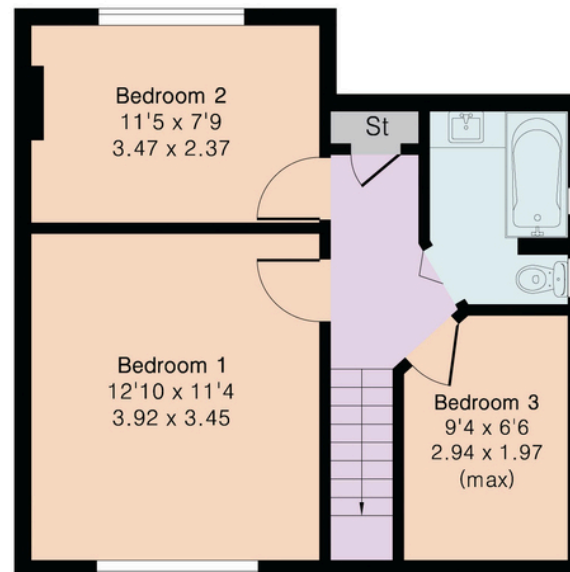
**Approximate Gross Internal Area 1011 sq ft - 94 sq m
(Including Garage)**

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 412 sq ft – 38 sq m



Ground Floor



First Floor

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