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independent estate agents



**Chilbridge Road
Eynsham, Oxfordshire**

Guide Price £450,000



Chilbridge Road, Eynsham, Oxfordshire, OX29 4BE

Guide Price £450,000 **Freehold**

An extended semi-detached house dating we believe from the 1930's, enjoying a great non-estate position close to the old village centre and also open farmland at the end of Chilbridge Road with delightful walks on the doorstep. The property has just been completely re-roofed and has double glazing and gas central heating. There is however scope to update internally. Other features include a double aspect lounge/diner, cloakroom, en-suite master bedroom, a gated driveway and garage, and a low maintenance rear garden. End of chain sale.



THE ACCOMMODATION

Entrance Lobby

Cloakroom

WC, wash basin.

Hall

Staircase to first floor.

Sitting/Dining Room

Double aspect, windows front and rear, wide arch, fireplace with stone surround and plinth.

Kitchen

Base and wall units, stainless steel single drainer 1.25 bowl sink, electric oven, gas hob, worktop, tiled splashback, tiled floor, windows to rear, understairs storage cupboard, wall mounted 'Worcester' boiler, door to side.

On the first floor

Bedroom 1

Window to front, fitted wardrobe.

En-Suite

Shower cubicle, WC, wash basin, window to rear.

Bedroom 2

Windows to front.

Bedroom 3

Window to rear, fitted wardrobe.

Bathroom

Older style coloured suite comprising panelled bath, wash basin, WC, tiled shower cubicle, window to rear.

OUTSIDE

The Garden

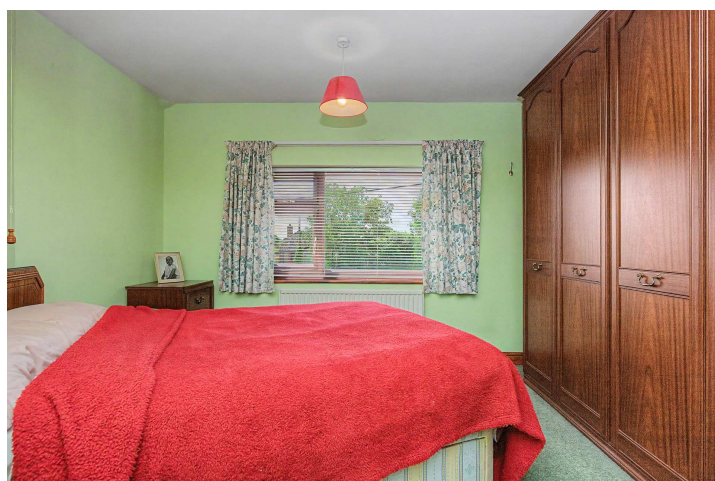
Gated driveway, neatly maintained and enclosed front garden. Gated side access to the irregular shaped low maintenance rear garden.

Garage

Up and over door.

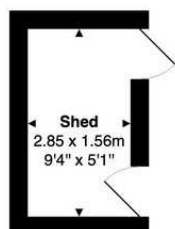
Council Tax

West Oxfordshire District Council - Band E.

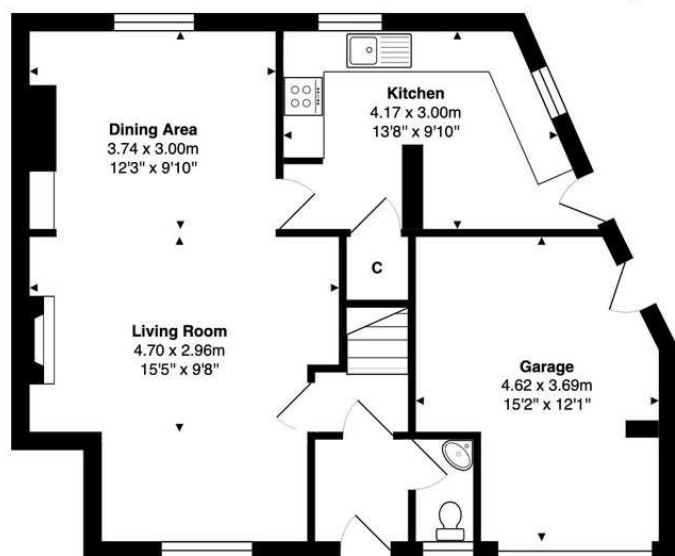


- * 3 Bedrooms * En-Suite to main bedroom * Cloakroom * Double aspect lounge/diner ***
- * Newly re-roofed * Double glazing * Gas CH * No-through road ***
- * Close to amenities & open countryside * No onward chain ***

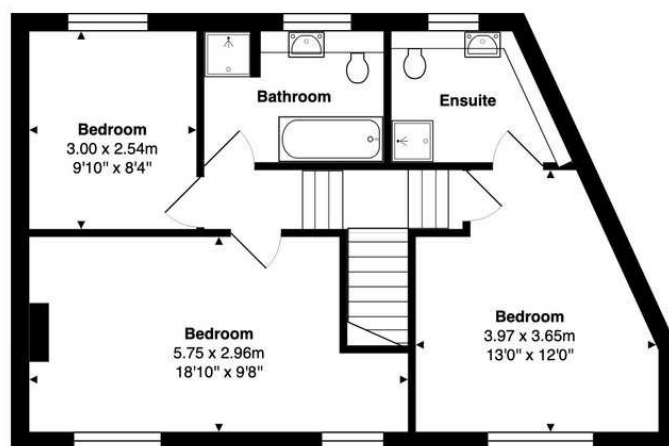
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Outbuilding



Ground Floor



First Floor

Approx. Gross Internal Area 103.6 m² ... 1115 ft² (excluding garage, shed)

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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