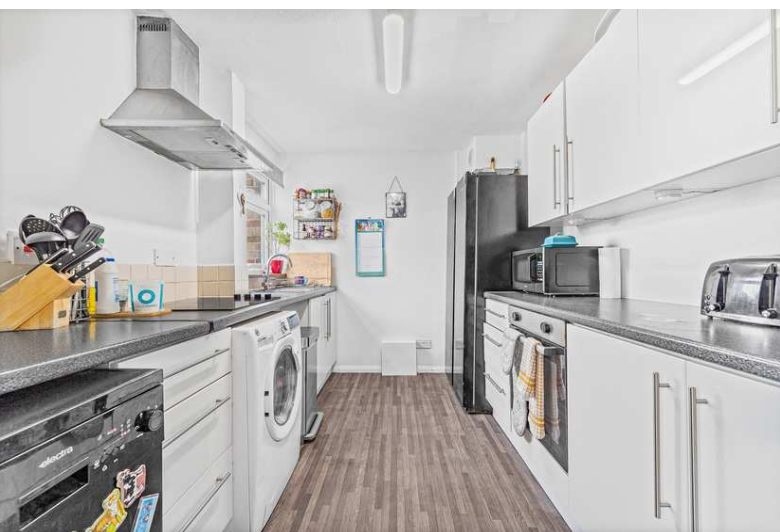


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Duncan Close
Eynsham, Oxfordshire

Guide Price £325,000



Duncan Close, Eynsham, Oxfordshire, OX29 4QH

Guide Price £325,000 **Freehold**

This is a spacious 3 bedroom home in a cul-de-sac position, sensibly priced for an early sale. The property is ready for occupation but also offers the potential to update and improve. Features include a good sized rear garden, large sitting/dining room, gas central heating (boiler fitted 2025), a single garage in a nearby block and a gravelled front garden with driveway option. Very good space for the price, viewing is advised.



THE ACCOMMODATION

Hall

A useful entrance space with storage cupboard.

Kitchen

Base and wall units, worktop, single drainer 1.25 bowl sink, plumbing for washing machine, electric oven and hob, extractor fan, wall mounted 'Worcester' combi-boiler (fitted 2025), window to front.

Sitting/Dining Room

Wide window and glazed door to the rear garden. Staircase to first floor, understairs storage cupboard housing gas and electric meter.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear.

Bedroom 2

Window to front.

Bedroom 3

Window to rear, stairhead cupboard.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, window to front, airing cupboard.



OUTSIDE

Single Garage

In nearby block.

The Garden

Gravelled front garden with driveway parking option.

The rear garden comprises patio area, lawn, and a second patio at the far end. Enclosed by timber panelled fencing, outside tap.

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.

A great 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		87
(81-91) B		
(69-80) C	75	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



12 Duncan Close Eynsham OX29 4QH

Approximate Gross Internal Area
 Main House = 80.4 sq m / 866 sq ft
 Outbuilding = 12.1 sq m / 131 sq ft
 Total = 92.5 sq m / 997 sq ft

- * 3 Bedrooms * Hall * Sitting/Dining Room * Fitted kitchen *
- * Good sized rear garden * Gravelled front garden/drive *
- * Garage in nearby block * Gas CH * Priced to sell *

