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**30 Shakespeare Road
Eynsham, Oxfordshire**

Offers in excess of £400,000



30 Shakespeare Road, Eynsham, Oxfordshire, OX29 4PY

Offers in excess of £400,000 **Freehold**

A much improved and superbly presented 3 bedroom semi-detached house with scope to extend and a larger than average rear garden. The property has been refurbished in recent years and is very well presented throughout. The accommodation comprises a useful entrance lobby, ground floor shower room, entrance hall, and sitting room opening to a refitted breakfast kitchen with double doors to the rear garden. The kitchen has timber worktops, integrated appliances and access to a utility room. There are 3 bedrooms (2 double) and a modern white bathroom with shower over the bath. The single garage has a personal door to the garden which is larger than average and enjoys a westerly aspect and a pleasant open feel backing onto the long gardens of homes on Witney Road. A property available for immediate occupation but with scope further improvement and extension (STPP). Viewing advised.



THE ACCOMMODATION

Entrance Lobby

Shower Room

Tiled cubicle, pedestal basin, WC, extractor fan, rad/towel rail.

Hall

Staircase to first floor, laminate board style flooring continuing to the Sitting Room.

Sitting Room

Fireplace (not used), window to front. Opening to:-

Breakfast Kitchen

Refitted with contemporary base and wall units with a timber worktop, integrated electric double oven, induction hob with extractor hood, dishwasher, fridge/freezer. Single drainer 1.25 bowl sink, tiled splash backs, window to rear, breakfast bar, glazed double doors to the rear garden.

Utility Room

Plumbing for washing machine, base and wall units, 1.25 bowl sink, part-glazed door to rear garden.

On the first floor

Landing

Access to roof space housing gas combination boiler, loft ladder.

Bedroom 1

Window to front.

Bedroom 2

Window to rear, fitted wardrobes.

Bedroom 3

Window to front, built-in wardrobe.

Bathroom

Modern white suite comprising panelled bath with twin-head shower over (rainfall + hand-held), pedestal basin, WC, tiled floor, part-tiled walls, airing cupboard with radiator, window to rear.

OUTSIDE

Single Garage

Up and over door, personal door to the rear garden.

The Garden

Open plan front garden and driveway parking. The landscaped rear garden can be accessed via the garage and enjoys a pleasant open aspect without houses immediately beyond. A paved terrace runs the width of the house with a timber pergola at one end, there is an area of lawn, raised bed and split-level sections, edged with timber sleepers. Outside tap.

COUNCIL TAX

West Oxfordshire District Council - Band C.



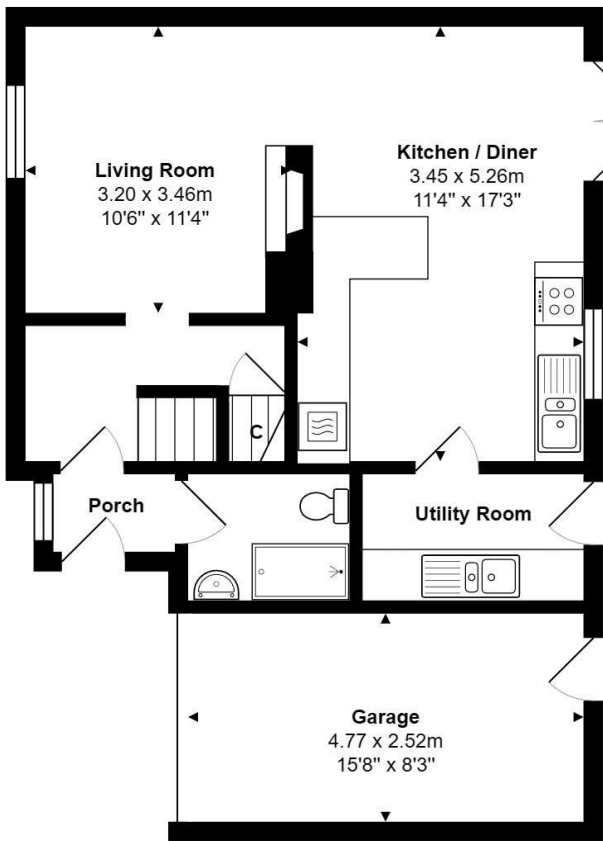
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant.

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.

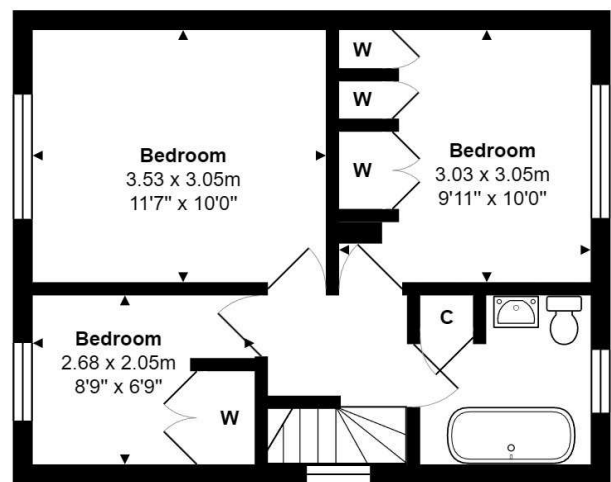
The community is further buoyed by sports clubs, groups, and societies catering to all age groups and interests. There are some wonderful walks across open countryside and along the nearby Thames path at Swinford toll bridge.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

*3 Bedrooms * Entrance hall * Ground floor shower room * Sitting room * Well fitted breakfast kitchen * Utility * Modern bathroom suite * Single garage * Rear garden with westerly aspect*



Ground Floor



First Floor



Approximate Gross Internal Area 93.4 m² ... 1005 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.

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