

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



Duncan Close
Eynsham, Oxfordshire

Guide Price £340,000



Duncan Close, Eynsham, Oxfordshire, OX29 4QH

Guide Price £340,000

Freehold

A semi-detached 2 bedroom Bungalow tucked away in a small cul-de-sac in this popular village location. On entering the hall you find the bathroom with a shower over the bath, and two front-facing bedrooms. The sitting room has a full length window and glazed double doors to the rear garden and an opening to the fitted kitchen with integrated oven & hob. From the kitchen you can access the garage which has plumbing for a washing machine and a door to the rear garden. The property has double glazing, gas CH, and is offered for sale with no onward chain.



THE ACCOMMODATION

Hall

Access to roof space, cupboard housing gas/electric meter and consumer unit.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, part-tiled walls, airing cupboard.

Sitting Room

Full length window and glazed double doors to rear garden. Opening to:-

Kitchen

Base and wall units, worktop, tiled splashbacks, single drainer 1.25 bowl sink, built-in electric oven, gas hob, stainless steel splashback, extractor hood, window to rear, door to garage.

Bedroom 1

Window to front.

Bedroom 2

Window to front.

OUTSIDE

Single Garage

Timber doors, plumbing for washing machine, personal door to the rear garden.

The Garden

Gravelled front garden and drive.

Enclosed rear garden with lawn, patio and decking, timber shed, outside tap.

Council Tax

West Oxfordshire District Council - Band C.



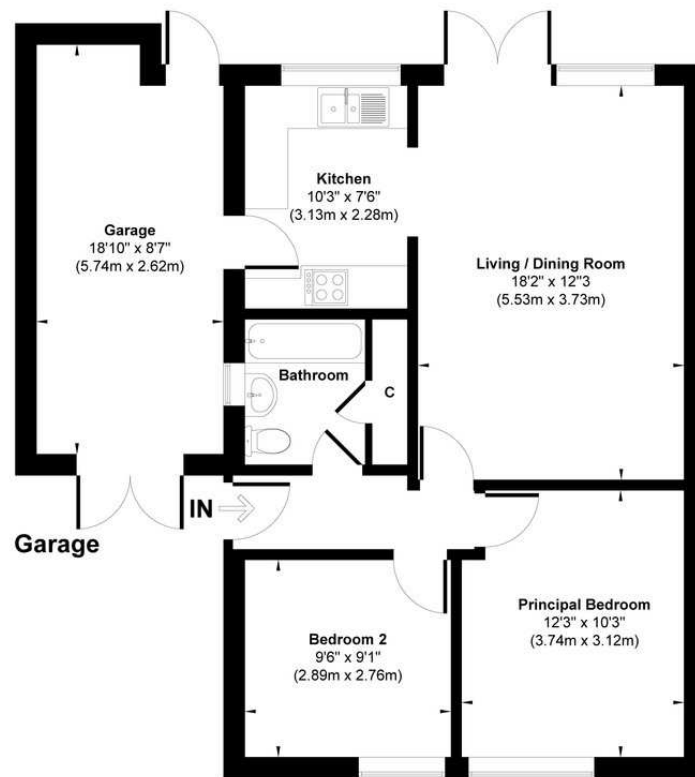


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * 2 double Bedrooms * Sitting Room with doors to the garden * Gas CH *
- * Double glazing * Front & rear gardens * Garage with through access
- * Popular village location * No onward chain *

5 Duncan Close, Eynsham, Witney, OX29 4QH

Approximate Gross Internal Area
 Main House = 58.14 sq.m / 626 sq.ft
 Garage = 14.65 sq.m / 158 sq.ft
 Total = 72.79 sq.m / 784 sq.ft



Floor Plan

Illustration for identification purpose only, measurements approximate and not to scale.