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**Oxford Road
Farmoor, Oxfordshire**

Guide Price £375,000



Oxford Road, Farmoor, Oxfordshire, OX2 9NN

Guide Price £375,000 **Freehold**

A 2 bedroom semi-detached Bungalow with a large south facing rear garden, offered for sale with no onward chain, and the potential to update & improve.

The property comprises two front-facing bedrooms, shower room, sitting room, conservatory, fitted kitchen and a useful utility. There is ample block-paved driveway parking at the front and a very good sized rear garden enjoying a southerly aspect.



THE ACCOMMODATION

Entrance Porch

Hall

Sitting Room

Patio doors to:-

Conservatory

uPVC framed. Door to garden.

Kitchen

Base and wall units, rolled edge worktop, tiled splashback, electric oven, hob, extractor hood, stainless steel single drainer sink, plumbing for dishwasher, tiled floor, window to rear garden. Opening to:-

Utility Lobby

Plumbing for washing machine, base units and worktop, window to rear, door to side.

Bedroom 1

Window to front, fitted wardrobes with mirrored doors.

Bedroom 2

Window to front.

Shower Room

Tiled shower cubicle, pedestal basin, wash basin, tiled floor, part-tiled walls, window to side.

OUTSIDE

Driveway

Five-bar gate to a block-paved driveway providing ample parking. Gated side access.

The Garden

Large rear garden enjoying a southerly aspect, decked terrace, lawn, Summerhouse, garden store, large shed/workshop.

Council Tax

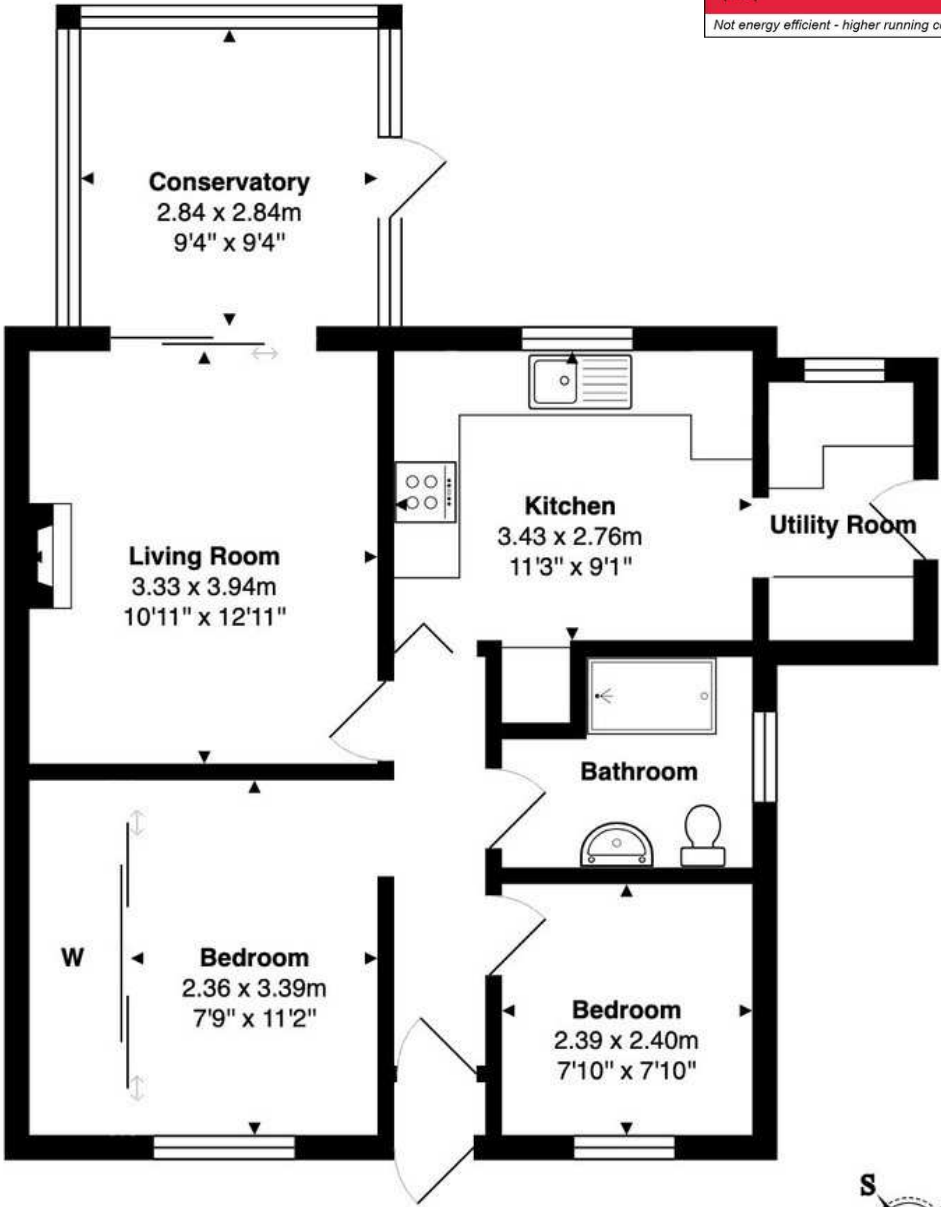
Vale Of White Horse - Band C.

The small village of Farmoor lies close to the River Thames, south-east of neighbouring Eynsham offering excellent village amenities, and just 4 miles from Oxford city centre. The nearby reservoir offers water sports, circular walks and bird watching and there further riverside walks along the Thames. A regular daily bus service passes through the village to both Oxford and Eynsham/Witney.



- * 2 Bedrooms * Large rear garden *
- * Block-paved driveway parking * Conservatory *
- * 4 miles outside Oxford * Scope to update & improve *
- * 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		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate Gross Internal Area

64.4 m² ... 693 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. Drawn by E8 Property Services. www.e8ps.co.uk