

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



abbeyproperties
independent estate agents



74 Evans Road
Eynsham, Oxfordshire

Guide Price £400,000



74 Evans Road, Eynsham, Oxfordshire, OX29 4QS

Guide Price £400,000

Freehold

This 3 bedroom house, just a few minutes walk to the old village centre, is presented in very good decorative condition, and enjoys a quiet spot at the end of a cul-de-sac close to the medical centre, Bartholomew school, Mill Street and Eynsham Church bus stops. The property has a separate garden annex at the rear, replacing the former garage. It is now ancillary accommodation for flexible use, having a shower room/WC and could be used as a home office/studio. The annex can also be accessed from the rear service road. Accommodation comprises an entrance porch, sitting room, open plan kitchen/diner, 3 bedrooms and shower room/WC. The driveway at the front has parking for 2-3 vehicles. Between the main house and annex is a low maintenance courtyard rear garden. This is a unique opportunity in this popular village setting.



THE ACCOMMODATION

Entrance Lobby

Night storage heater, cupboard housing electrics. Glazed door to:-

Sitting Room

Laminate flooring, window to front, contemporary upright radiator, staircase to first floor, opening to:-

Kitchen/Diner

Refitted contemporary units, induction hob, solid timber worktop, tiled splashback, single drainer 1.25 bowl sink, built-in double electric oven, plumbing for dishwasher, contemporary upright radiator, tiled floor, understairs storage, window and patio door to rear garden.

On the first floor

Landing

Access to boarded roof space with ladder.

Bedroom 1

Window to front, fitted double wardrobe.

Bedroom 2

Window to rear, wardrobe/cupboard housing gas boiler.

Bedroom 3

Window to front, stair well bulkhead.

Shower Room

Shower cubicle, wash basin, WC, window to rear, fully tiled walls, electric chrome towel rail.

OUTSIDE

Parking

Driveway parking at the front of the house, power socket.

Rear Garden

Low maintenance, brick paved garden enclosed by solid walls, shrub bed, power socket.

Garden Annex

Reception

Electric heater (independent consumer unit). Patio doors and single door to garden.

Shower Room

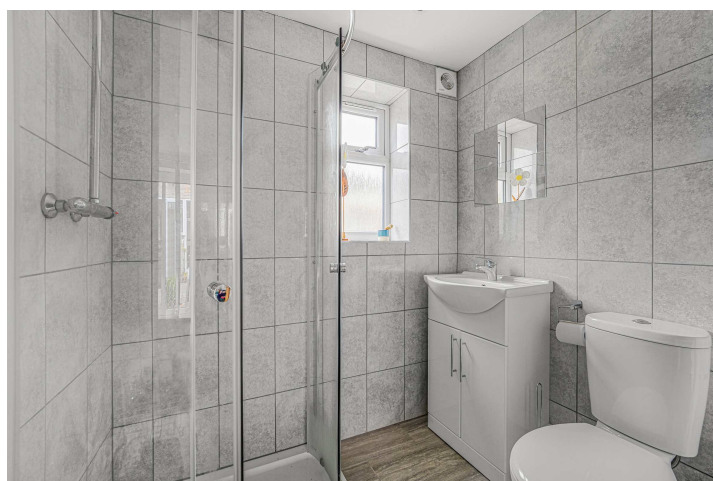
Fully tiled, shower cubicle, wash basin, WC, electric towel rail, window to rear.

Utility Room

Contemporary basin, worktop, plumbing for washing machine, space for dryer, hot water heater, door to rear access.

Council Tax

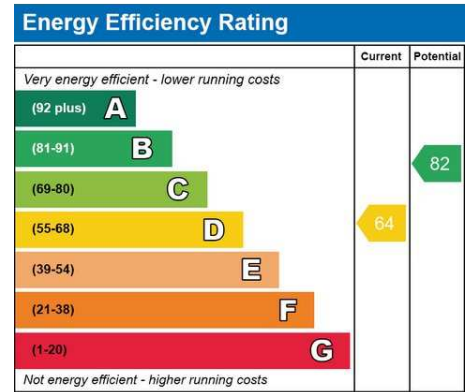
West Oxfordshire District Council - Band C.



*** 3 Bedrooms * Sitting Room * Kitchen/Diner * Shower Room * Gas CH ***
*** Double glazed windows * Driveway parking * Rear access * Garden annex at the rear ***

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.



74 Evans Road, Eynsham OX29 4QS

Approximate Gross Internal Area
 Main House = 70.89 sq.m / 763 sq.ft
 Outbuilding = 21.09 sq.m / 227 sq.ft
Total = 91.98 sq.m / 990 sq.ft

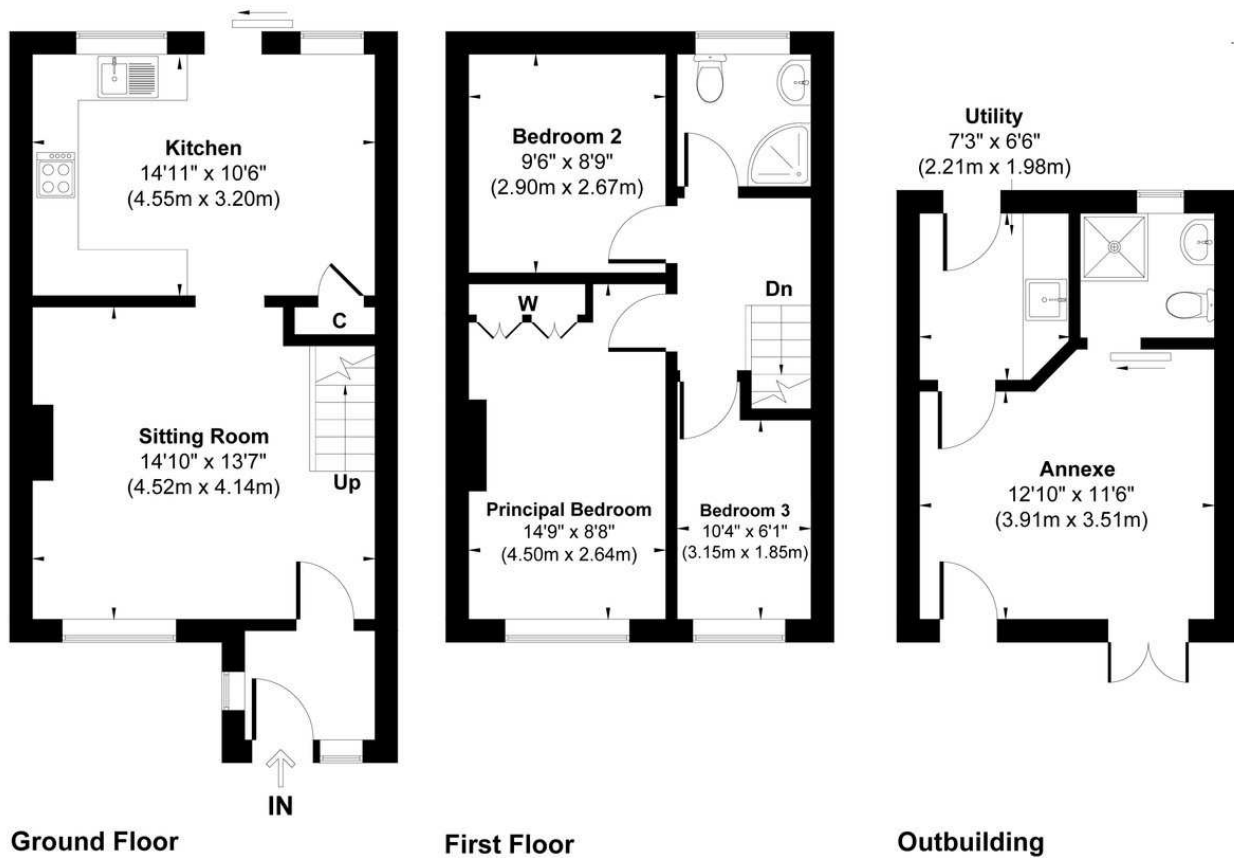


Illustration for identification purpose only, measurements approximate and not to scale.