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independent estate agents



**High Street
Eynsham, Oxfordshire**

Offers Over £250,000



High Street, Eynsham, Oxfordshire, OX29 4HB

Offers Over £250,000

Freehold

A charming 2 Bedroom stone Cottage dating we believe, from the 18th Century in the heart of this vibrant village within a short walk of the excellent local amenities and bus stops. The Cottage has considerable character and a host of original period features making an internal inspection advisable. Features include a Sitting Room with a lovely fireplace and wood-burning stove, a Breakfast Kitchen with solid oak worktop and a range cooker. The Landing has remnants of the old lath and plaster wall along with access to a south facing roof terrace, Bedroom, and Bathroom with shower over. A cottage staircase leads to the second floor Attic Bedroom with exposed roof timbers. Offered for sale with no onward chain and competitively priced to sell.



THE ACCOMMODATION

Front door to:-

Sitting Room

Wood flooring, large open fireplace with wood-burning stove, window seat, feature recess with exposed stonework, electric and gas meters, exposed beam, staircase to first floor with storage cupboard under and exposed stone. Latch door to:-

Breakfast Kitchen

Fitted kitchen comprising timber cottage style base and wall units with a solid oak worktop and Belfast style double bowl ceramic sink with chrome swan-neck mixer tap, tiled splashbacks, quarry tiled floor, space for fridge/freezer, plumbing and space for washing machine and dishwasher, "Belling" range cooker (not tested), double glazed windows to rear, cupboard housing 'Worcester' gas fired boiler, uPVC door to rear.

On the first floor

Landing

Window to front, old cottage staircase to second floor, exposed timbers. Glazed double doors to small roof terrace.

Bedroom

Window to front, exposed beam, built-in wardrobe/linen cupboard.

Bathroom

White suite comprising panelled bath with period style shower over, wash basin in vanity unit, WC, fully tiled walls and floor, light tunnel bringing natural light from above.

On the second floor

Bedroom

Charming Attic Bedroom with original exposed roof timbers, uPVC double glazed window to rear, eaves storage.

OUTSIDE

Roof Terrace

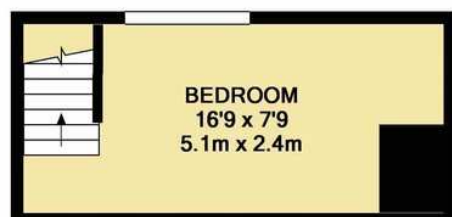
There is no garden but the Cottage does benefit from the outside space of a roof terrace.

Council Tax

West Oxfordshire District Council - Band C.

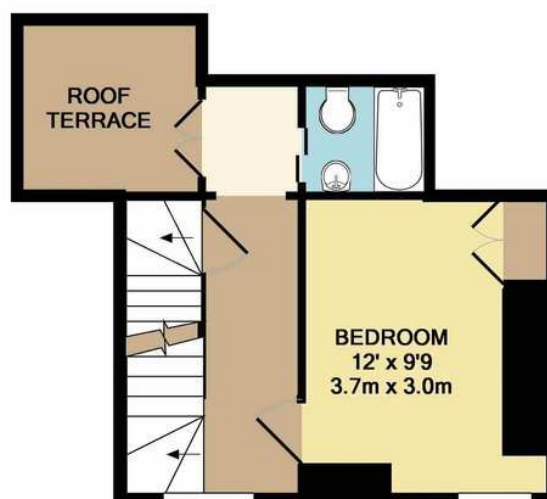


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not energy efficient - higher running costs			

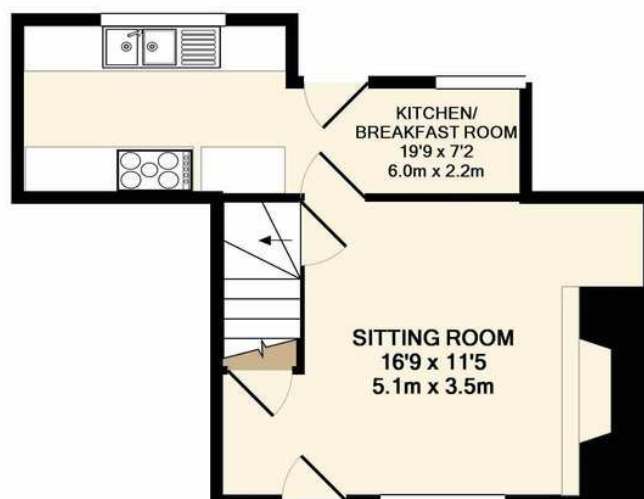


2ND FLOOR
APPROX. FLOOR
AREA 122 SQ.FT.
(11.3 SQ.M.)

- * 2 Bedrooms * Sitting Room with fireplace *
- * 19' Breakfast Kitchen * First Floor Bathroom *
- * Roof Terrace * Gas CH *
- * Period Features * No onward chain *



1ST FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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