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21 Newland Close
Eynsham, Oxfordshire

Guide Price £280,000



21 Newland Close, Eynsham, Oxfordshire, OX29 4LE

Guide Price £280,000 **Freehold**

A very well situated end of terrace 2 bedroom house tucked in a sought after non-estate side road in the old village centre, just off Newland Street, within easy walking distance of the excellent village facilities. The property would benefit from some updating but is priced accordingly and offers great scope to improve.

The accommodation comprises Hall, Kitchen, Sitting/Dining Room, 2 double Bedrooms and Bathroom. The property has a single garage in a block, gas central heating, and pedestrian access to a south-facing rear garden. Viewing is advised.



THE ACCOMMODATION

Hall

Staircase to first floor.

Kitchen

Base and wall units on 3 walls, worktop, tiled splashback, single drainer 1.25 bowl sink, gas cooker point, plumbing for washing machine, window to front. Serving hatch.

Sitting Room

Window and glazed door to:-

Conservatory

Timber framed, double doors to garden.

On the first floor

Landing

Access to roof space, window to front, airing cupboard housing hot water cylinder.

Bedroom 1

Window to rear.

Bedroom 2

Window to rear.

Bathroom

Panelled bath, pedestal basin, WC, window to front.

OUTSIDE

Garage

In block, up and over door. End garage.

The Garden

Small area of front garden, gated rear access, south facing rear garden enclosed in part by old stone wall, mature Beech tree, which has a TPO (tree preservation order).

SITUATION

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.



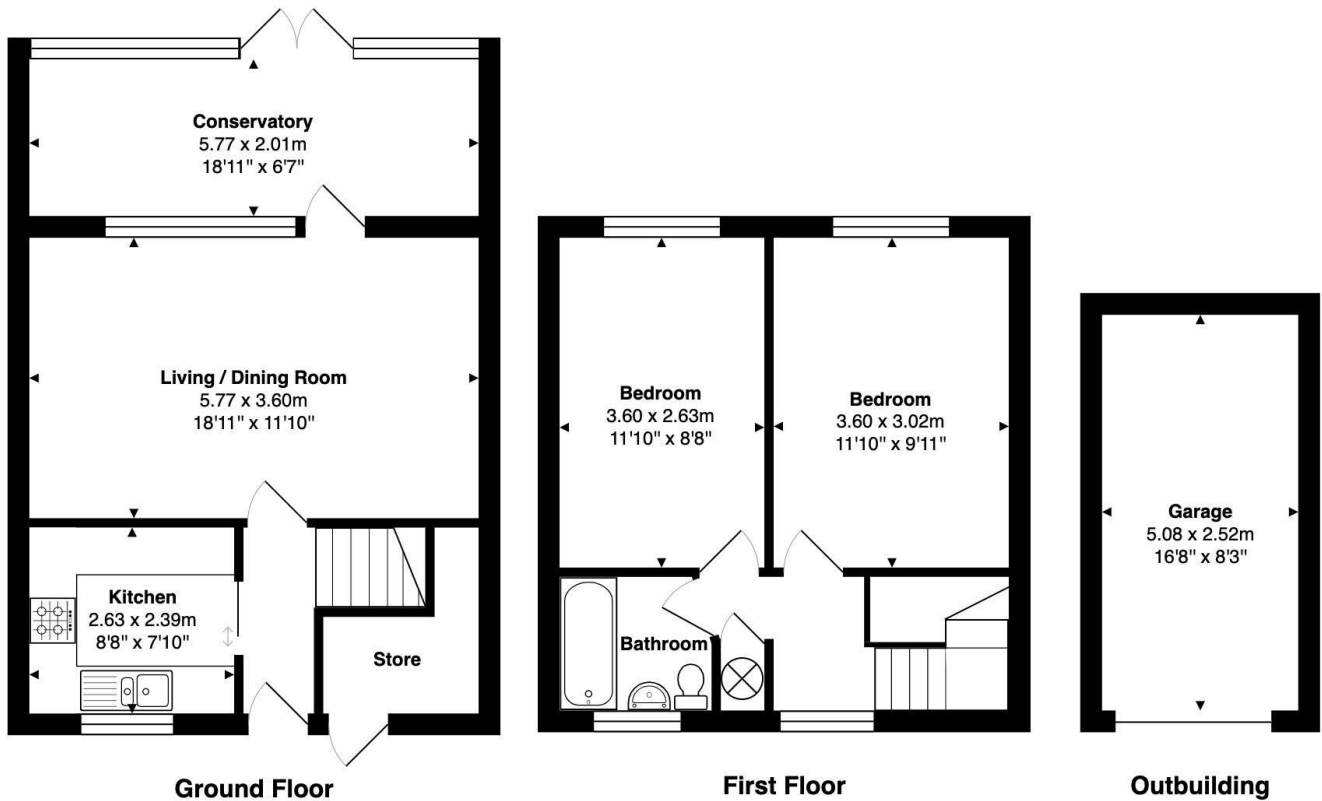
COUNCIL TAX

West Oxfordshire District Council - Band C.

STAR ITEMS

- * 2 double Bedrooms
- * Old village position
- * Close to local amenities
- * Non-estate
- * Garage in block
- * Gas CH
- * Scope to update
- * South facing garden with rear access

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate Gross Internal Area

Main House 83.5 m² / 899 ft²
 Garage 12.8 m² / 137 ft²
 Total 96.3 m² / 1037 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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