

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



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independent estate agents



**32 Hanborough Road  
Eynsham, Oxfordshire**

**Guide Price £400,000**



## **32 Hanborough Road, Eynsham, Oxfordshire, OX29 4LR**

**Guide Price £400,000** **Freehold**

A non-estate mid-terrace 3 bedroom house presented in good decorative condition with a lovely rear garden and ample driveway parking at the front. The property stands in a good sized well tended plot and is set back from the road within easy walking distance of the excellent village amenities and both primary and secondary schools. The accommodation comprises of a fitted Kitchen overlooking the garden, double aspect sitting room with fireplace, cloakroom, 3 bedrooms and a first floor bathroom with modern white suite. Other benefits include gas central heating, double glazing, a large roof space, and plenty of scope to extend and further improve. Viewing is recommended.



## THE ACCOMMODATION

### Hall

Tiled floor continuing in to the Kitchen, deep coats cupboard housing gas fired boiler. Opening to:-

### Kitchen

Base and wall units on two walls with rolled edge worktop, tiled splashback and inset single drainer bowl sink. Electric cooker point, plumbing for washing machine and dishwasher, windows and door to the rear garden.

### Cloakroom

WC.

### Inner Hall

Staircase to first floor, connecting door to Hall and Kitchen. Laminate flooring continuing into the Sitting Room.

### Sitting Room

Fireplace (not used), window to front, patio doors to the rear garden.

## On the first floor

### Landing

Window to front, airing cupboard housing hot water cylinder. Access to a large roof space with loft ladder and electric light.

### Bedroom 1

Double aspect room with windows front and rear, wardrobe cupboard.

### Bedroom 2

Window to rear, wardrobe cupboard.

### Bedroom 3

Window to front, hanging recess.

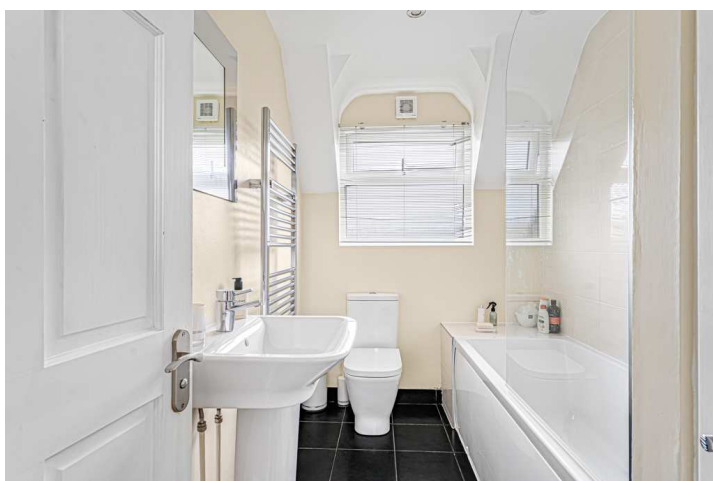
### Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, tiled floor, toiletries cupboard, window to rear.

## OUTSIDE

### The Garden

Ample driveway parking at the front and small area of lawn. A good sized well-tended rear garden has a terrace area, lawn, timber shed, apple tree, mature shrubs & trees, outside tap, enclosed on two sides by panelled fencing. There is a very useful garden store with electric light and power.



**\* 3 Bedrooms \* Ample driveway parking \***

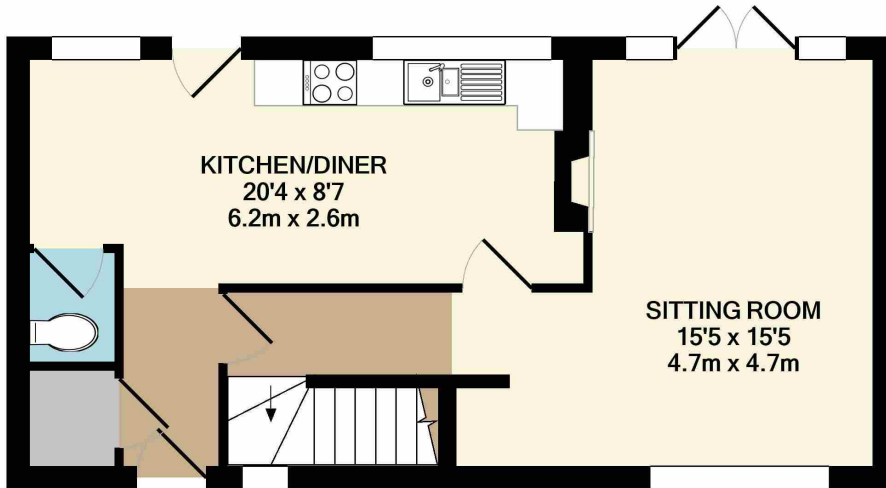
**\* Gas CH \* Good sized rear garden \***

**\* Scope to extend and improve - STPP \***

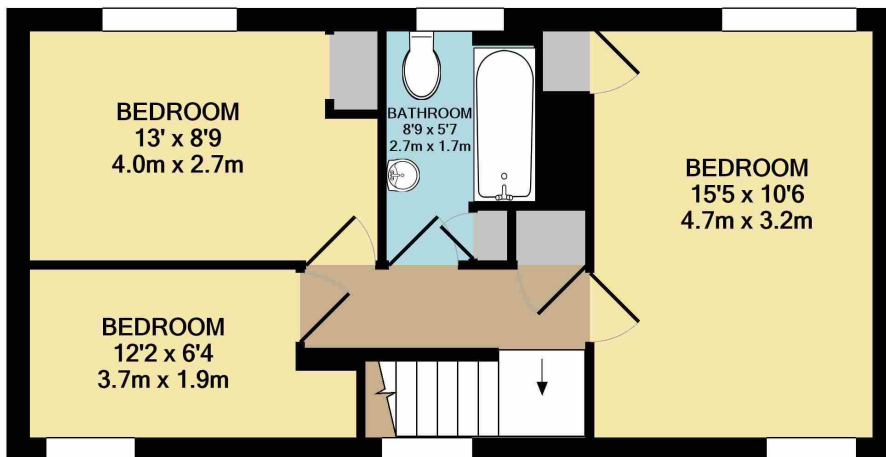
**\* Popular village location \* Non-estate position \***

**\* Viewing is recommended \***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 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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