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Hanborough Road
Eynsham, Oxfordshire

Guide Price £400,000

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.

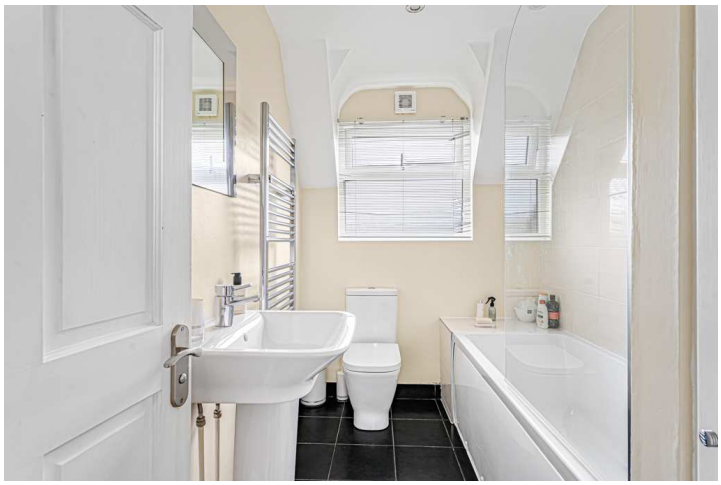
Bedroom 2
Window to rear, wardrobe cupboard.

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.



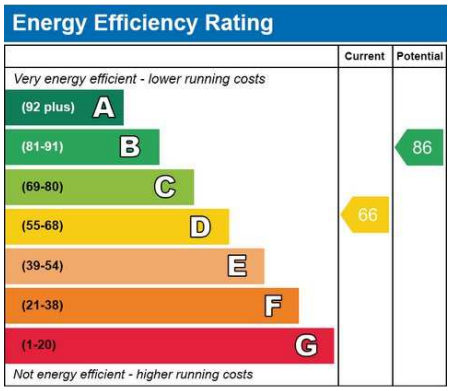
** 3 Bedrooms * Ample driveway parking **

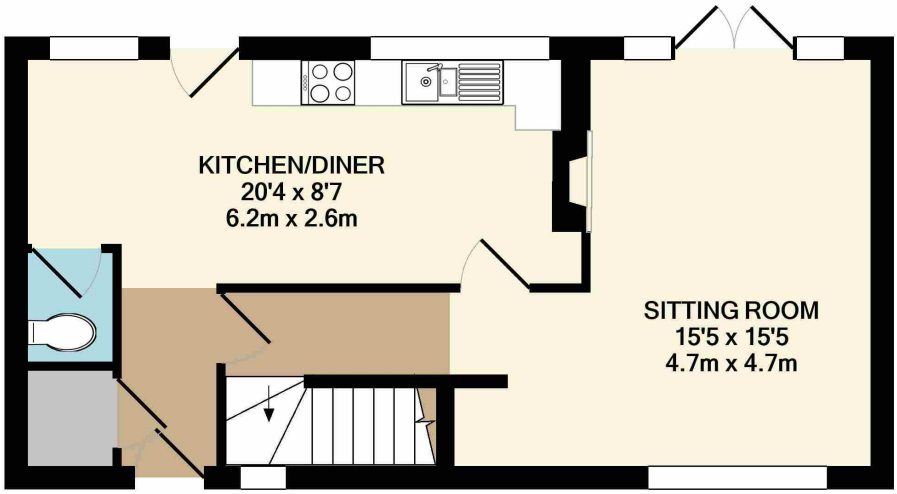
** Gas CH * Good sized rear garden **

** Scope to extend and improve - STPP **

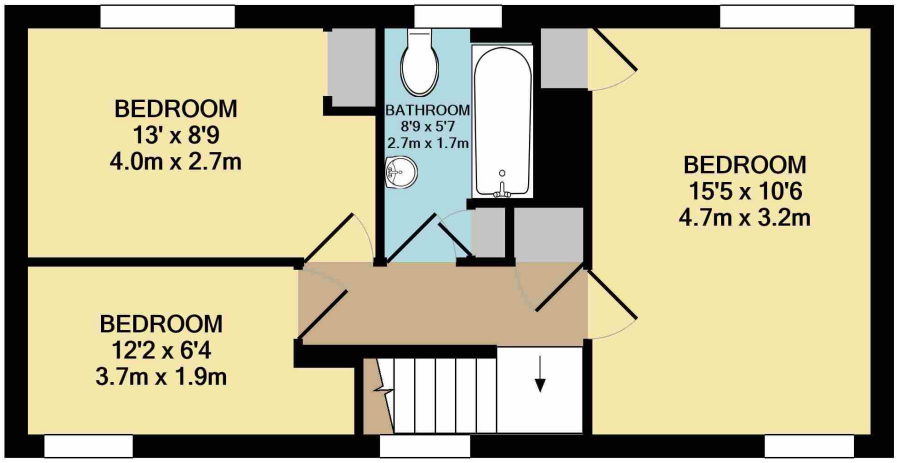
** Popular village location * Non-estate position **

** Viewing is recommended **





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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These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.