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**Dovehouse Close**  
**Eynsham, Oxfordshire**

**Guide Price £365,000**





## **Dovehouse Close, Eynsham, Oxfordshire, OX29 4EW**

### **Guide Price £365,000**

### **Freehold**

A 3 Bedroom link semi-detached house on the popular Dovehouse Close development. The property has been maintained to a good standard and is ready for immediate occupation but also offers plenty of potential and scope for the new owner to modernise. The house comprises Sitting Room, a rear-facing Kitchen/Dining Area with access to the garden, 3 Bedrooms and a Shower/Wet Room. There is an attached single garage with parking in front, low maintenance front & rear gardens, gas central heating and double glazing. The village centre and nearby primary school is easily accessible via a footpath. This is an end of chain sale.



## 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. Shops and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, electrical shop, Library, modern Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and a handful of traditional pubs. The village also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

From the centre of Eynsham proceed north along Mill Street and Hanborough Road and as you leave the village turn right into Dovehouse Close where the property will be found on your left.

## THE ACCOMMODATION

### Entrance Lobby

Staircase to first floor.

### Sitting Room

Window to front.

### Dining Area

Understairs storage cupboard, glazed door to rear garden. Wide opening to:-

### Kitchen

Base and wall units, rolled edge worktop, single drainer 1.25 bowl sink, tiled splashbacks, gas and electric cooker point, extractor hood, plumbing for washing machine, wall mounted gas boiler, window to rear garden.

## On the first floor

### Landing

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

### Bedroom 1

Window to front, built-in wardrobe.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front.

### Shower Room

Easy access walk-in shower with drained floor, wash basin, WC, part-tiled walls, window to rear.





## OUTSIDE

### Single Garage

Up and over door. Driveway parking in front.

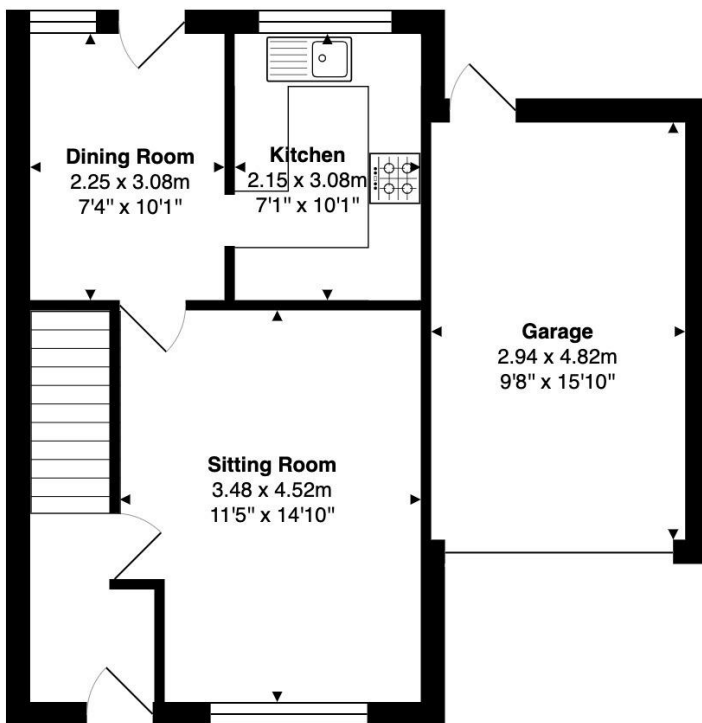
### The Garden

Open plan front garden planted with shrubs. Low maintenance rear garden mainly paved, planted with numerous shrubs and raised beds.

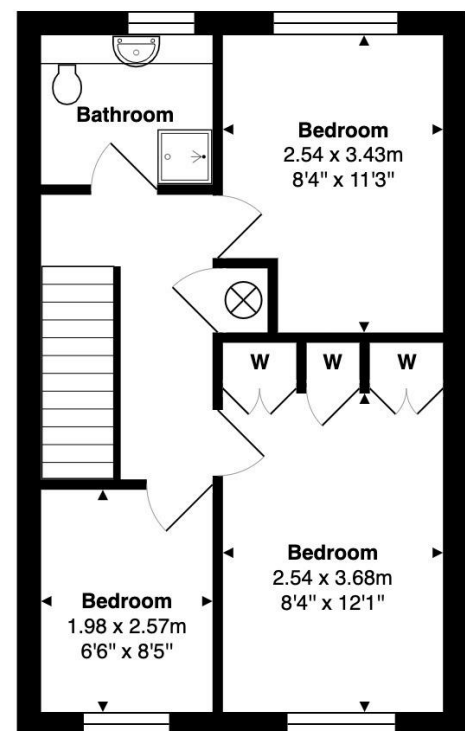
### COUNCIL TAX

West Oxfordshire District Council - Band D.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approx Gross Internal Area 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>

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 purposes only and should be used as such.

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