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**Millmoor Crescent  
Eynsham, Oxfordshire**

**Guide Price £345,000**



## Millmoor Crescent, Eynsham, Oxfordshire, OX29 4LW

Guide Price £345,000

### Freehold

A well maintained 3 Bedroom mid-terrace house in an established and popular residential road within walking distance of the old village centre, primary school and wider amenities. The accommodation comprises a useful entrance porch, ideal for all those coats and shoes, hallway, sitting room, conservatory with solid walls, galley style kitchen, dining area and a ground floor WC along with great storage in the former garage. There is a good-sized landing with fitted wardrobe storage, 3 bedrooms (2 double), and bathroom with white suite. Other features include driveway parking for two cars, gas CH and an enclosed rear garden. These properties offer well-proportioned accommodation and plenty of scope for imaginative alteration, viewing is recommended.



## 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 some great traditional pubs. The village also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. A thriving community further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

From the village centre proceed north along Mill Street to Hanborough Road and turn right into Beech Road. Bear left into Millmoor Crescent and the property will be found on your left.

## THE ACCOMMODATION

### Entrance Porch

Sliding doors to:-

### Hall

Staircase to first floor with understairs storage cupboard. Archway to Dining Area. Glazed door to:-

### Sitting Room

Glazed door to Kitchen, sliding door access to Conservatory.

### Kitchen

Galley style, base and wall units, tiled splashback and worktop, plumbing for washing machine, electric cooker point, extractor hood. Arch to:-

### Dining Area

Glazed door to garage/store (reduced in size).

### Conservatory

Polycarbonate sloping roof, doors to rear garden.

### Landing

Built-in double wardrobe, access to part-boarded roof space.

### Bedroom 1

Window to front, wardrobe cupboard.

### Bedroom 2

Window to rear, airing cupboard housing hot water cylinder.

### Bedroom 3

Window to rear.

### Bathroom

White suite comprising panelled bath with electric shower over, wash basin, WC, tiled floor, chrome towel rail.



**OUTSIDE**

**Garage/Store**

Up and over door, reduced in size internally to offer very useful storage and WC. Houses the gas fired boiler.

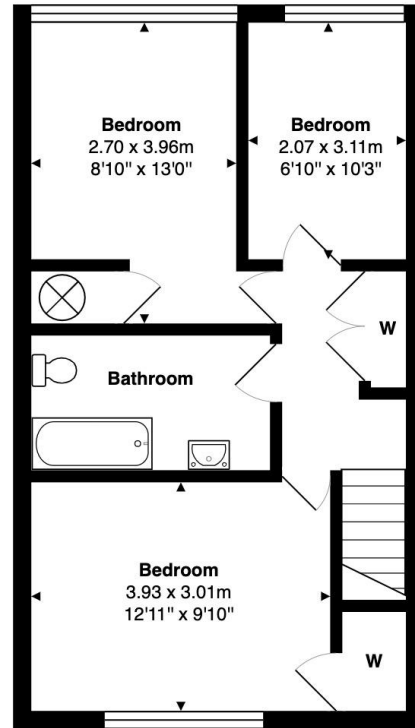
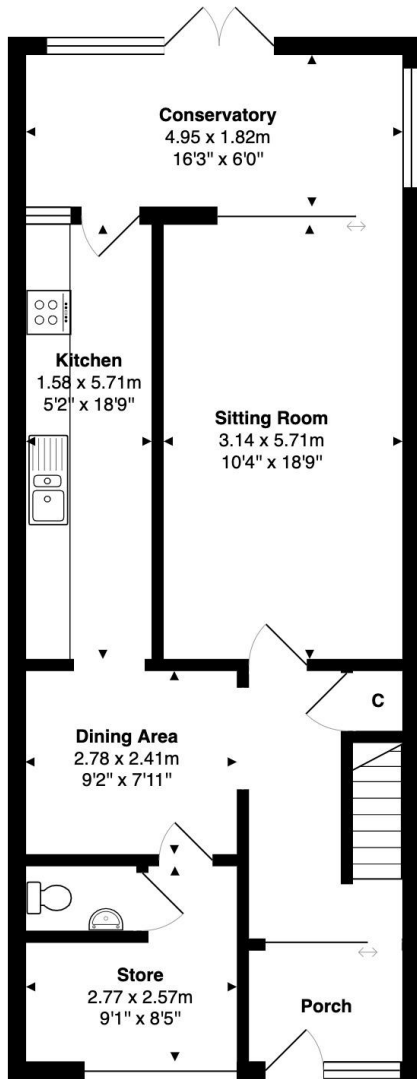
**The Garden**

Driveway parking in front of the garage for two cars. The rear garden comprises a paved terrace, lawn and shrub border all enclosed with panelled fencing.

**COUNCIL TAX**

West Oxfordshire District Council - Band C.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area 110.2 m<sup>2</sup> ... 1186 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 purpose only and should be used as such.

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