



5 DUNCAN CLOSE

EYNHAM OX29 4QH



5 Duncan Close

Eynsham OX29 4QH

Breckon & Breckon
est.1947

GUIDE PRICE £350,000



Located close to the heart of this popular village, a super semi-detached bungalow being sold with no onward chain. A great home that has been a superb rental property for our clients but equally be a fabulous downsize in this lovely location.

A good size sitting room, well-appointed kitchen, two double bedrooms and modern bathroom are presented in good order and the private garden is set with low maintenance in mind. Further attributes include a garage currently used as a utility area. Properties of this nature are seldom seen in this bustling village and a viewing is highly recommended.

AGENTS COMMENT

Eynsham offers a wide array of amenities, eateries and excellent bus links to Witney/Oxford with the A40 providing excellent road links



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Enclosed





Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

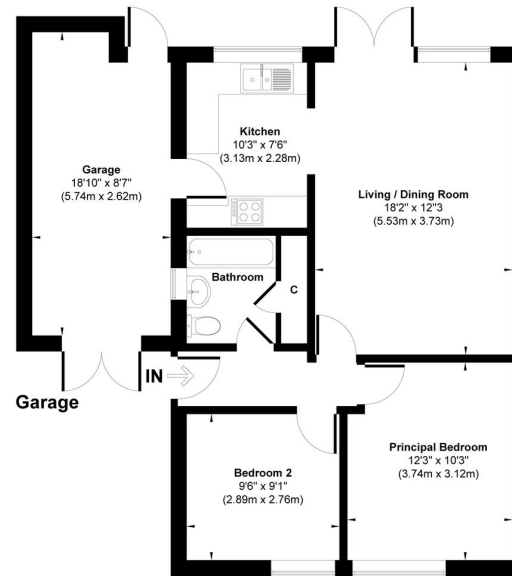
Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

5 Duncan Close, Eynsham, Witney, OX29 4QH

Approximate Gross Internal Area
Main House = 58.14 sq.m / 626 sq.ft
Garage = 14.65 sq.m / 158 sq.ft
Total = 72.79 sq.m / 784 sq.ft



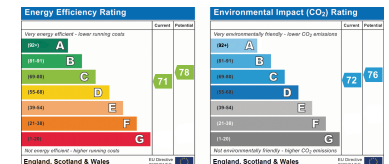
Floor Plan

Illustration for identification purpose only, measurements approximate and not to scale.



John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



Council Tax

Band C £2,316.52

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



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