



Walter Dyer Drive, Faringdon
Oxfordshire, Guide Price £300,000

Waymark

Walter Dyer Drive, Faringdon SN7 7NH

Oxfordshire

Freehold

No Onward Chain | Semi-Detached | Two Spacious Double Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner | Modern Bathroom & Downstairs W/C | Driveway Parking And Large Metal Storage Shed | Landscaped Rear Garden | Popular & Sought After Location

Description

A fantastic opportunity to purchase this beautiful, modern two bedroom semi-detached property which is located in a popular and sought after position in Faringdon. The property is walking distance to amenities including local shop, leisure centre and schooling. There is also good commuter access onto the A420. The property also benefits from two reception rooms including open plan kitchen/diner, two spacious double bedrooms, driveway parking along with a large metal storage shed and a landscaped rear garden.

The property is offered to market chain free and the accommodation comprises; Entrance hall, downstairs w/c, rear porch with access to garden, sitting room with access to large storage cupboard, open plan kitchen/diner with some built-in appliances, landing, modern family bathroom and two spacious and light double bedrooms.

Outside there is driveway parking to the rear of the property along with a large metal storage shed. The rear garden has been landscaped and is mainly laid to lawn along with a paved patio area.

The property is currently shared ownership and leasehold, however we are selling the property at 100% value, and at point of completion the property will be transferred to freehold. The property is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



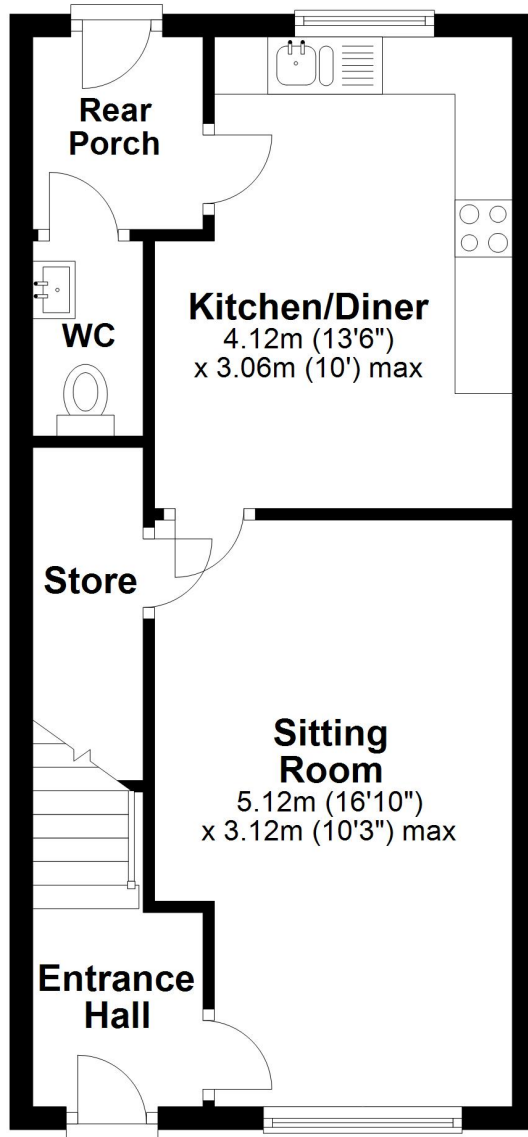
Waymark
Faringdon Office

T: 01367 820070
E: farindon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		96
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

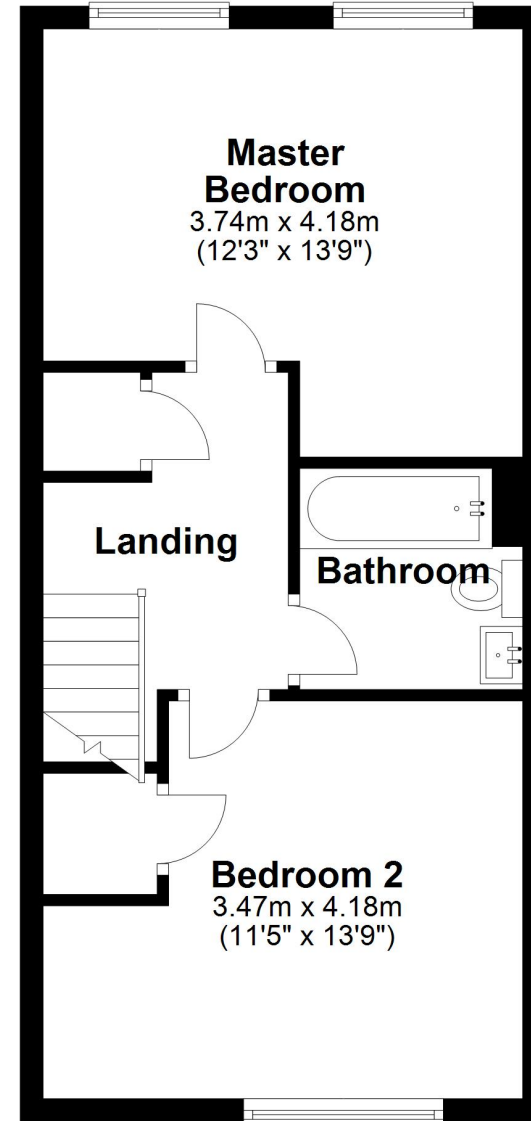
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

