



19 Harding Close, Faringdon, Oxfordshire SN7 7SJ  
Oxfordshire, Offers in Excess of £260,000

Waymark

# Harding Close, Faringdon SN7 7SJ

Oxfordshire

Freehold

**Chain Free | Semi-Detached | Two Double Bedrooms With Built-In Wardrobes | Open Plan Sitting/Dining Room | Driveway Parking | Private Rear Garden | Popular And Sought After Location | Close To Amenities And Market Place**

## Description

A fantastic opportunity for first time buyers to purchase this two double bedroom semi-detached property which is located at the end of a quiet road within a popular location in Faringdon. The property is walking distance to amenities including the market place, super markets and local schooling. The property also benefits from two double bedrooms, open plan sitting/dining room, driveway parking and a private rear garden.

The property is offered to the market chain free and comprises; Entrance hall, downstairs w/c, kitchen, open plan sitting/dining room with storage cupboard and patio doors out to the garden, landing, family bathroom and two spacious and light double bedrooms, both with built-in wardrobes.

Outside to the front there is a block paved driveway which provides off-street parking for two vehicles as well as a small front garden. The rear garden is a good size and is private and quiet. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining.

The property is freehold and 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	87
England, Scotland & Wales		EU Directive 2002/91/EC	



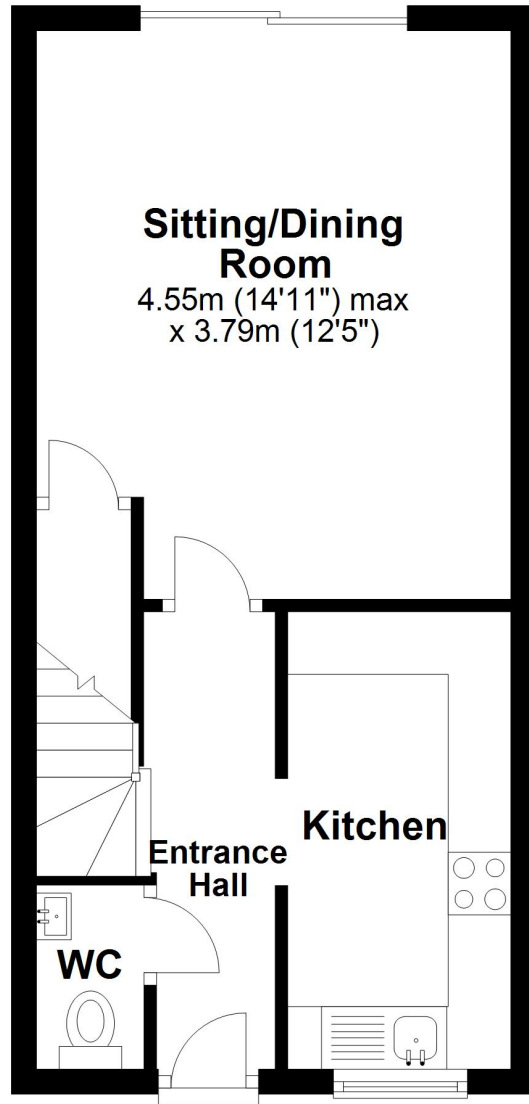
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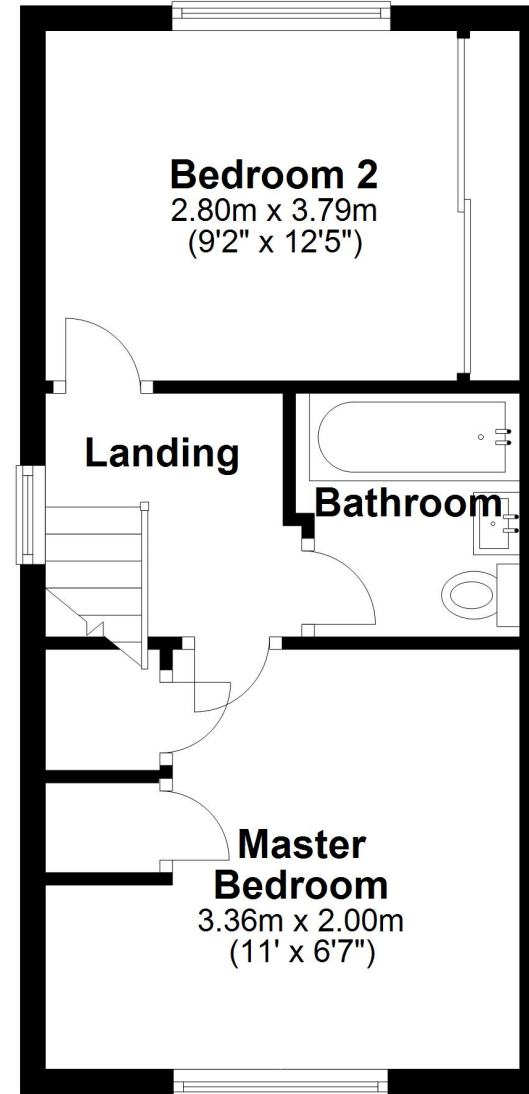
## Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 62.9 sq. metres (677.3 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.

