



Walker Drive, Faringdon

Oxfordshire, Guide Price £260,000

Waymark

Walker Drive, Faringdon SN7 7FY

Oxfordshire

Freehold

Semi-Detached House | Two Double Bedrooms | Master With En-Suite Shower Room | Modern Kitchen | Open Plan Sitting/Dining Room | Family Bathroom & Downstairs WC | Landscaped And Private Rear Garden | Driveway Parking And Garage | Popular & Sought After Location | Close To Amenities And Local Schooling

Description

A fantastic opportunity to purchase this beautiful two bedroom semi-detached property which is located in a popular, modern development in Faringdon. The property is only a short walk to amenities including super markets, local schooling as well as open countryside and sports fields. The property also benefits from two double bedrooms, open plan living space, two modern bathrooms, private landscaped garden, driveway parking and garage.

The property is immaculate throughout and comprises; Entrance hall, downstairs w/c, modern kitchen, open plan sitting/dining room with access to storage cupboard and French doors out to the garden, landing, modern family bathroom and two double bedrooms, master with modern en-suite shower room.

Outside, there is a small front garden with established shrubs, and to the rear there is a private garden which has been landscaped for easy maintenance and is laid to artificial grass.

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 really 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			
(92-100) A			90
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



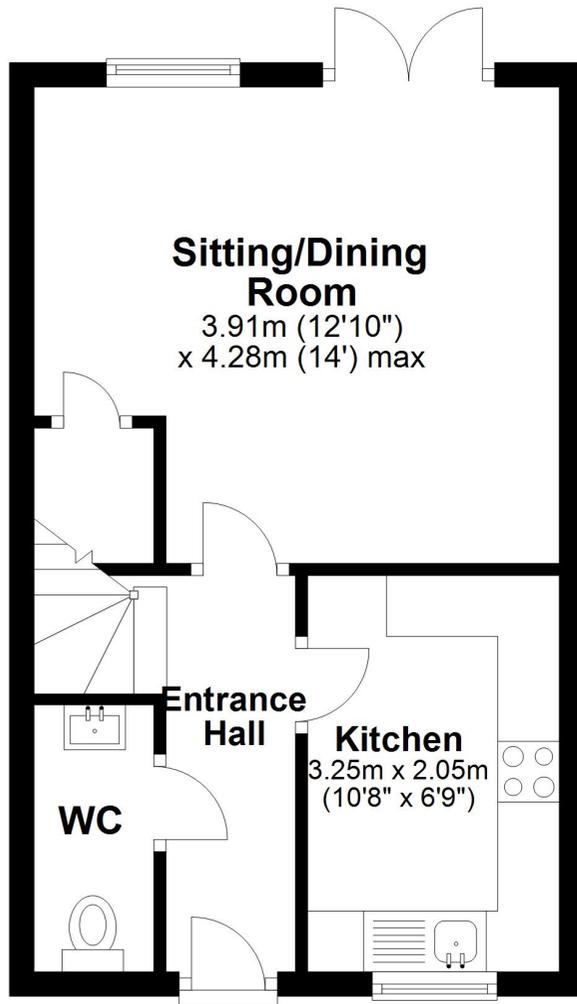
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Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Sitting/Dining Room

3.91m (12'10")
x 4.28m (14') max

Entrance Hall

Kitchen

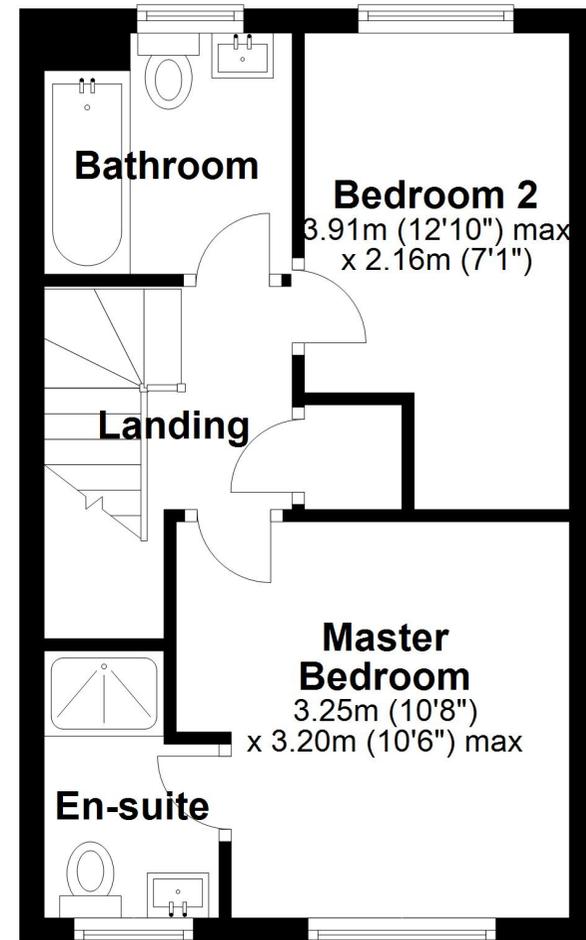
3.25m x 2.05m
(10'8" x 6'9")

WC

Garage
5.24m x 2.74m
(17'2" x 9')

First Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



Bathroom

Bedroom 2

3.91m (12'10") max
x 2.16m (7'1")

Landing

Master Bedroom

3.25m (10'8")
x 3.20m (10'6") max

En-suite

Total area: approx. 76.5 sq. metres (823.4 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.

