



Gravel Walk, Faringdon
Oxfordshire, Offers in Excess of £200,000

Waymark

Gravel Walk, Faringdon SN7 7JW

Oxfordshire

Freehold

No Onward Chain | End Of Terrace Cottage | One Spacious Double Bedroom | Open Plan Living Space | Modern And Light Kitchen | Modern Bathroom | Utility/Boot Room Area | Private Garden With Patio Area | Private And Central Town location

Description

A fantastic opportunity to purchase this beautiful one double bedroom cottage which is located in the heart of Faringdon and situated at the end of a no-through pathway which means its quiet, private and located close to all amenities the town has to offer. The property benefits from open plan living space as well as modern fitted kitchen and bathroom, there is also a small front courtyard garden as well as a separate larger garden to the side.

The property is offered to the market chain free and comprises; Open plan kitchen/diner/sitting room complete with modern fitted kitchen and access to under stairs storage area, landing with velux window, modern family bathroom with shower over the bath and a spacious double bedroom. There is also a utility/boot room which is attached to the property.

Outside the property is accessed down a footpath off gravel walk. There is a small courtyard garden to the front complete with raised flower border, as well as a larger side garden which is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There are also mature shrubs and plants providing more privacy to the plot.

The cottage is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and 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 Aldi supermarket as well as a Home Bargains store, 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: B



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



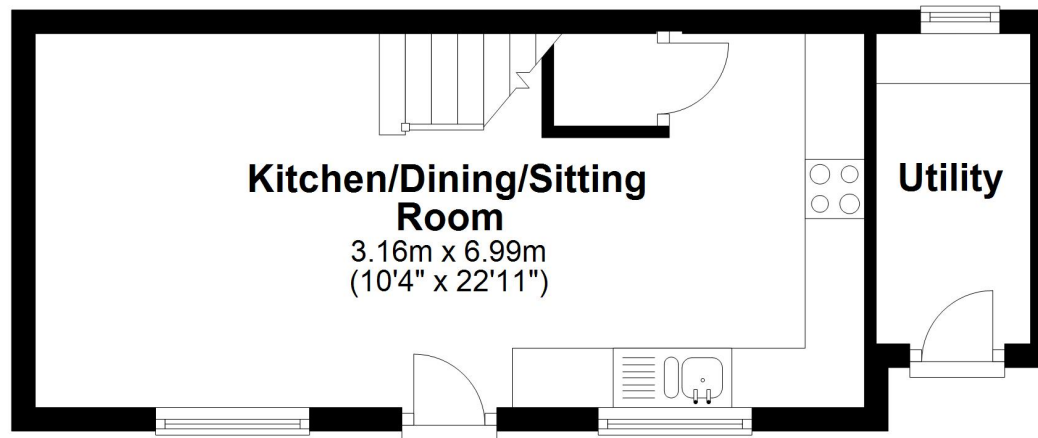
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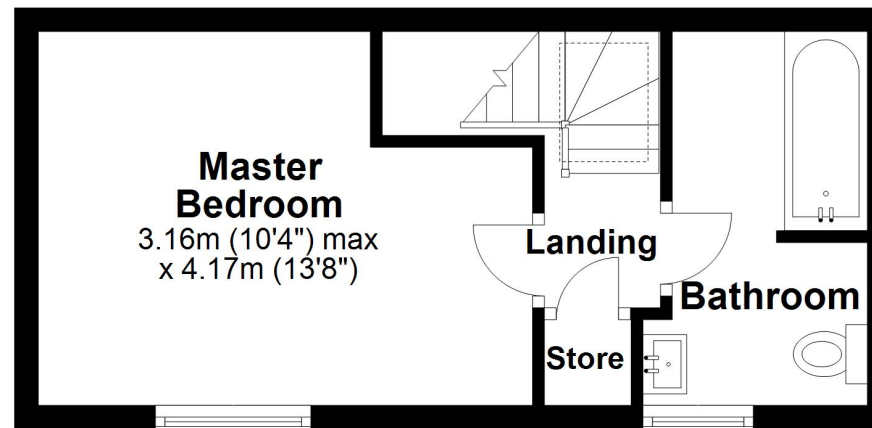
Ground Floor

Approx. 25.7 sq. metres (277.1 sq. feet)



First Floor

Approx. 22.1 sq. metres (237.6 sq. feet)



Total area: approx. 47.8 sq. metres (514.7 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.

