



3 Marlborough Close, Faringdon
Oxfordshire, Offers in Excess of £260,000

Waymark

Marlborough Close, Faringdon SN7 7BY

Oxfordshire

Freehold

Semi-Detached | Three Bedrooms | Spacious Sitting Room With Fireplace | In Need Of Refurbishment Throughout | Driveway Parking | Front & Rear Gardens | Spacious And Private Rear Garden | Established Location In The Heart Of Town | Close To Amenities And Local Schooling

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in a popular and established location in the heart of Faringdon. The property is only a short walk to amenities including local shop, super markets, schooling, leisure centre, market place and bus stop. The property also benefits from three good size bedrooms, one spacious reception room, off-street parking, front garden and spacious rear garden.

The property is in need of modernisation throughout and is offered to the market chain free. The accommodation comprises; Entrance hall, rear porch with access to garden, downstairs w/c, potential utility/office area, kitchen, sitting room with fireplace, landing, family bathroom and three spacious and light bedrooms, master with fitted storage cupboard.

Outside there is driveway parking available to the front and side of the property, as well as a small front garden which is laid to lawn. The rear garden is private and spacious and is mainly laid to lawn and soil, ready for landscaping and making your own. There is also a large storage shed.

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 does require work, and modernisation throughout and 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

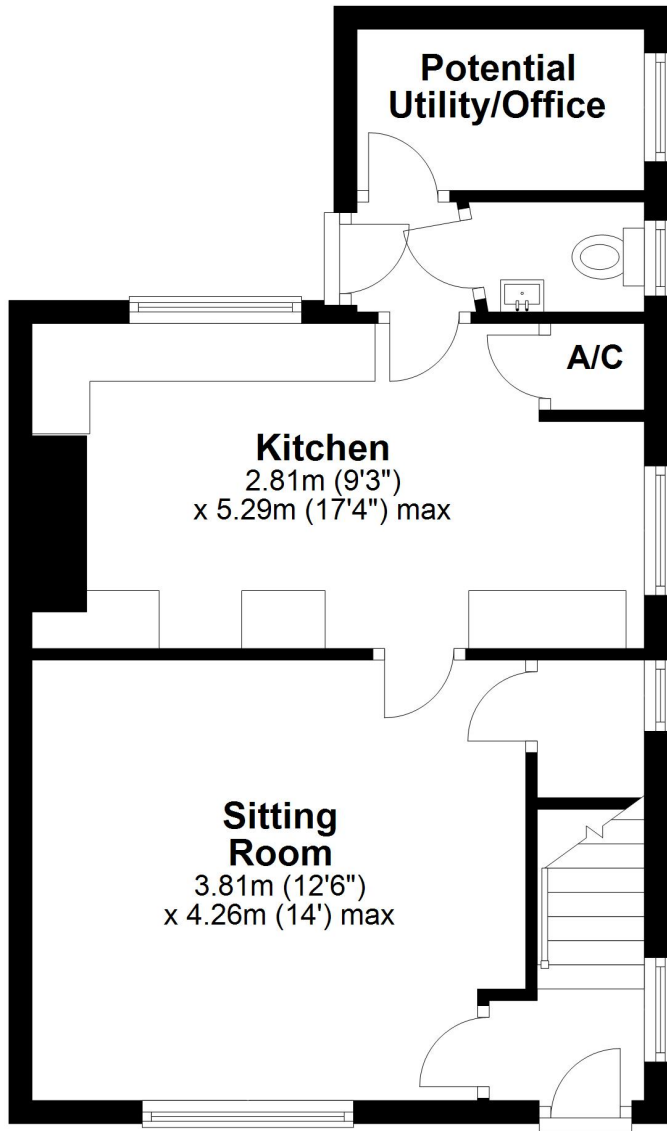
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	86
		EU Directive 2002/91/EC	

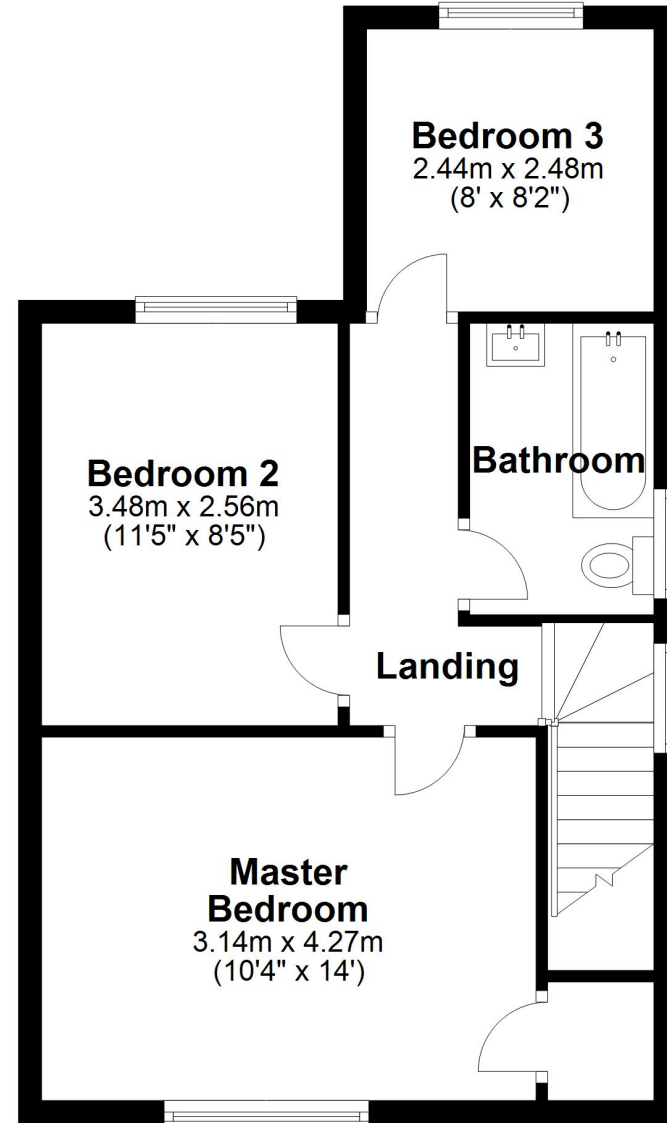
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 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.

