



Nichol Court, Faringdon SN7 7ES
Oxfordshire, Guide Price £230,000

Waymark

Nichol Court, Faringdon SN7 7ES

Oxfordshire

Freehold

No Chain - Viewing Highly Advised! | Two Bedroom Terraced House | Open Plan Living | Off Street Parking | Ideal First Time Buy or Investment Purchase | Landscaped & Easy To Maintain Rear Garden

Description

A fantastic opportunity to purchase this stunning two bedroom mid terrace property which is situated in a popular and established location in Faringdon, offered to the market with no onward chain. The property is only a short walk away from local amenities including shops, leisure centre and schooling. The property also benefits from two light and airy bedrooms, open plan living area, private rear garden and off-street parking.

The property comprises; Entrance porch, kitchen complete with quartz worktops and high end appliances, well-presented open plan sitting/dining room with French doors out to the garden, landing, modern family bathroom, and two light and airy bedrooms, the master complete built-in storage.

Externally, the property offers a private landscaped rear garden featuring Cotswold stone flower beds, porcelaine tiles, and a large shed. There is also an awning and rear access leading to the off-street allocated parking.

The property is freehold and is connected to mains electricity, water and drainage. 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.

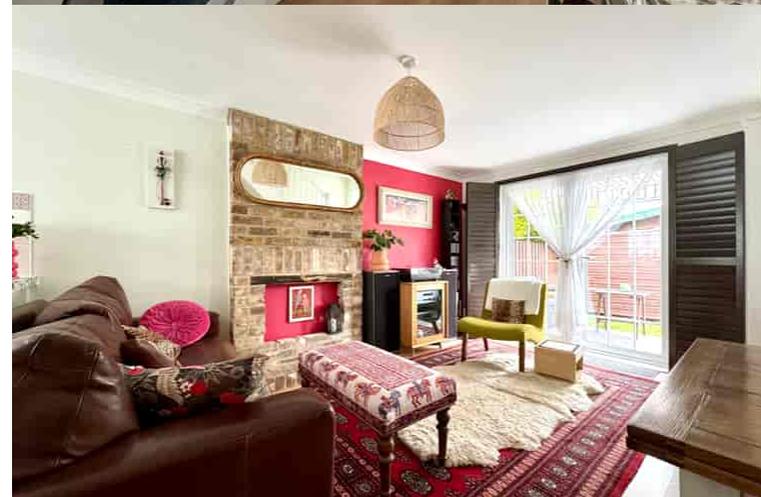
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council

Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



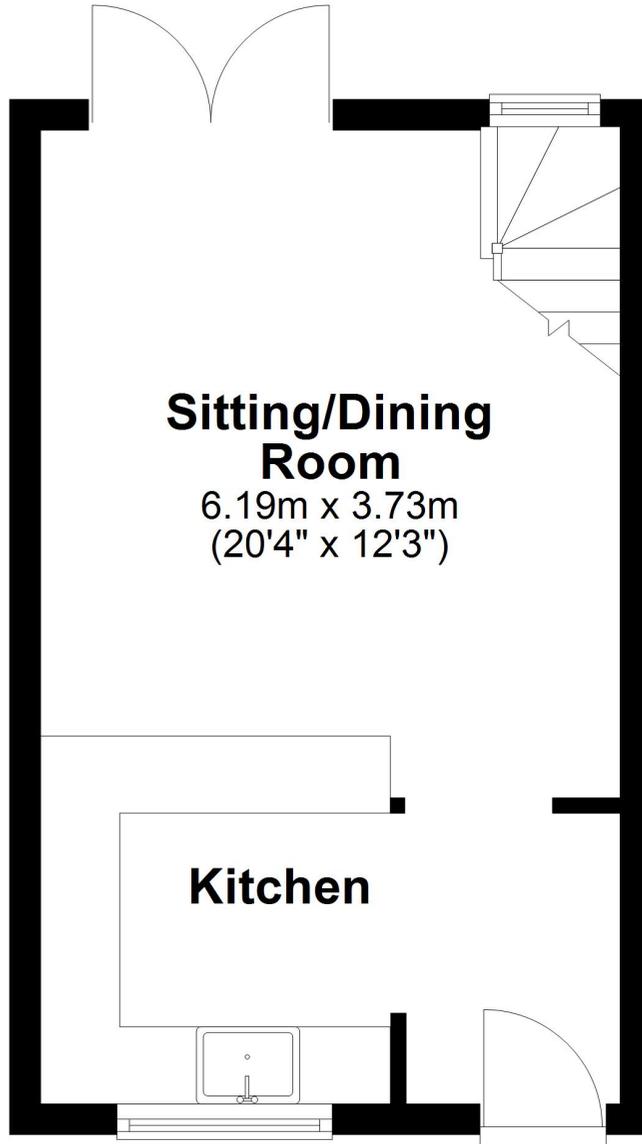
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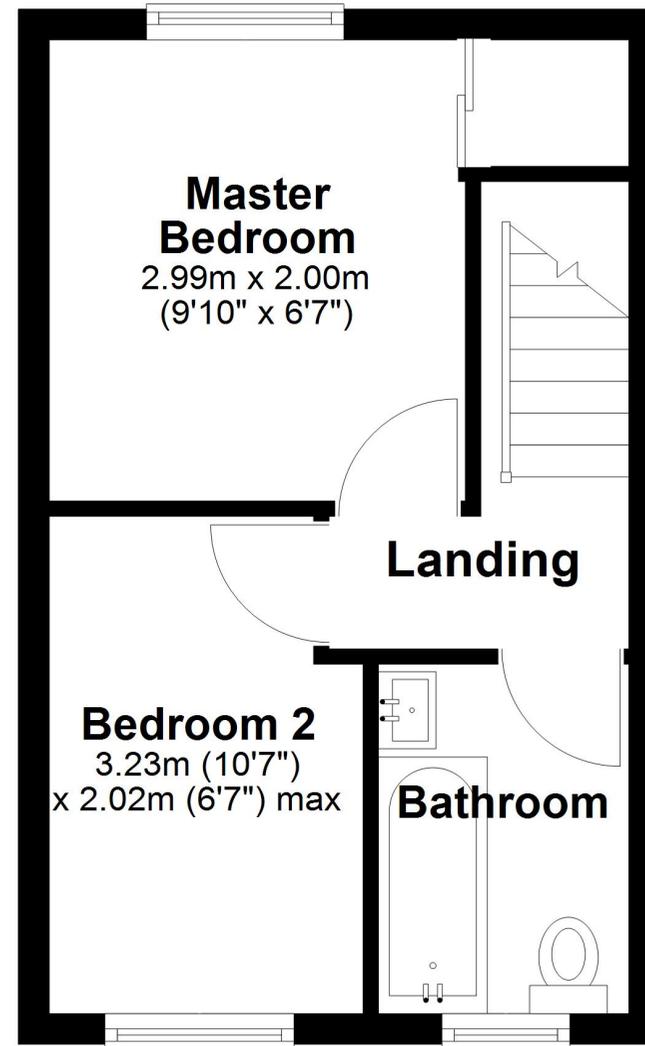
Ground Floor

Approx. 23.1 sq. metres (248.6 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 46.7 sq. metres (502.3 sq. feet)

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.

