



Cedar Road, Faringdon
Oxfordshire, Guide Price £300,000

Waymark

Cedar Road, Faringdon SN7 8AY

Oxfordshire

Freehold

Semi-Detached Property | Two/Three Bedrooms | Two/Three Reception Rooms | Including An Impressive Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors Out To Garden | Driveway Parking | Private Rear Garden | Popular And Established Location | Close To All Amenities, Schooling & Market Place

Description

A fantastic opportunity to purchase this spacious, extended two/three bedroom terraced property which is located in a popular and established area in the market town of Faringdon. The property is only a short walk away from the market place, amenities and local schooling. The property also benefits from two/three reception rooms, driveway parking and private rear garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, impressive open plan kitchen/diner/family room with bi-fold doors out to the garden and sky light, sitting room, bedroom three/family room, office/dressing room, landing, family bathroom and two bedrooms.

Outside there is a block paved driveway which provides off-street parking leading up to the property. The rear garden is private and has been landscaped for easy maintenance. The garden is mainly laid to artificial grass along with a graveled area to the rear which hosts 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 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

T: 01367 820070

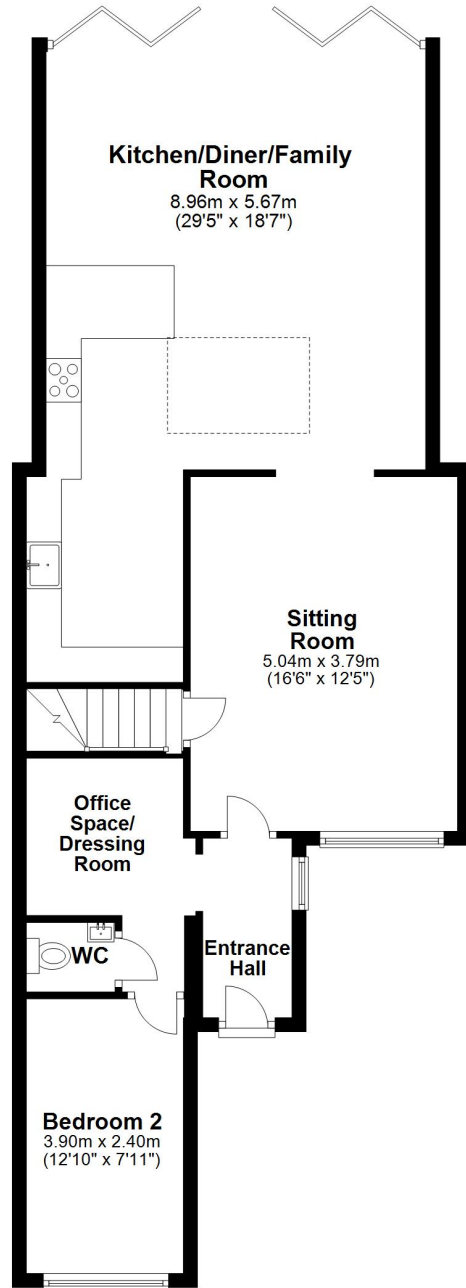
E: farindon@waymarkproperty.co.uk

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			
		72	85

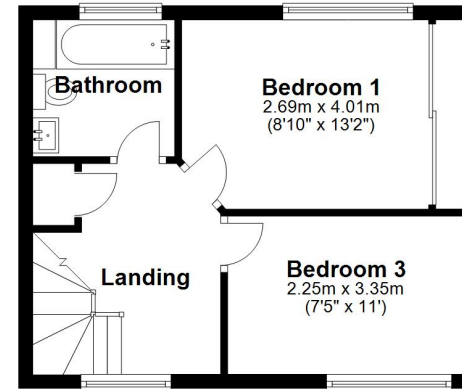
England, Scotland & Wales

EU Directive 2002/91/EC

Ground Floor
Approx. 81.5 sq. metres (877.6 sq. feet)



First Floor
Approx. 30.8 sq. metres (332.1 sq. feet)



Total area: approx. 112.4 sq. metres (1209.6 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.

