



Chapman Crescent, Faringdon
Guide Price £350,000

Waymark

Chapman Crescent, SN7 7WD

Freehold

Semi Detached Property | Three Bedrooms | Two Reception Rooms | Modern Open Plan Kitchen/Diner With Built In Appliances | Two Modern Bathrooms And Downstairs W/C | Utility Area & Downstairs W/C | Immaculately Presented Throughout | Driveway Parking | Private & Sunny Garden | Short Walk To Market Place, Amenities And Local Schooling

Description

A fantastic opportunity to purchase this beautiful, light and airy three bedroom modern semi-detached property, which is situated in a popular and sought after location within Faringdon, close to amenities including local supermarkets, schooling and great commuter access onto the A420. The property also benefits from two reception rooms, two bathrooms, sunny rear garden as well as driveway parking for two cars.

The property was built by reputable builders Bloor Homes circa three years ago and benefits from roughly 7 years remaining NHBC warranty. The properties accommodation comprises; Entrance hall, downstairs w/c, small utility area, modern open plan kitchen/diner with built-in appliances and French doors out to the garden, sitting room with large window and access to under-stairs storage, landing, modern family bathroom and three bedrooms, master bedroom benefits from modern en-suite shower room and built in wardrobe.

Externally, there is a small front garden patch with bushes and flowers, and to the side of the property there is driveway parking for two/three cars as well as side access into the rear garden. To the rear is a sunny, landscaped garden laid mainly to lawn, as well as benefiting from both a large paved patio area perfect for al fresco dining and a graveled seating area which catches the last of the evening sun.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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		

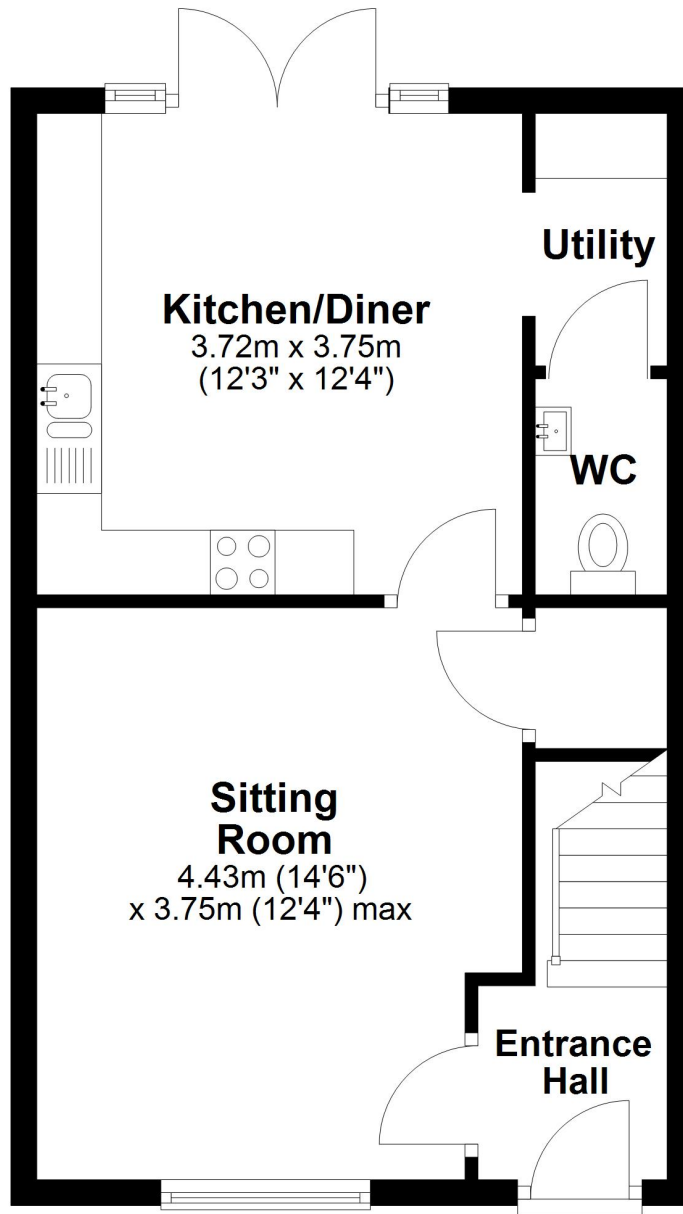


Waymark
Faringdon Office

T: 01367 820070
E: farindon@waymarkproperty.co.uk

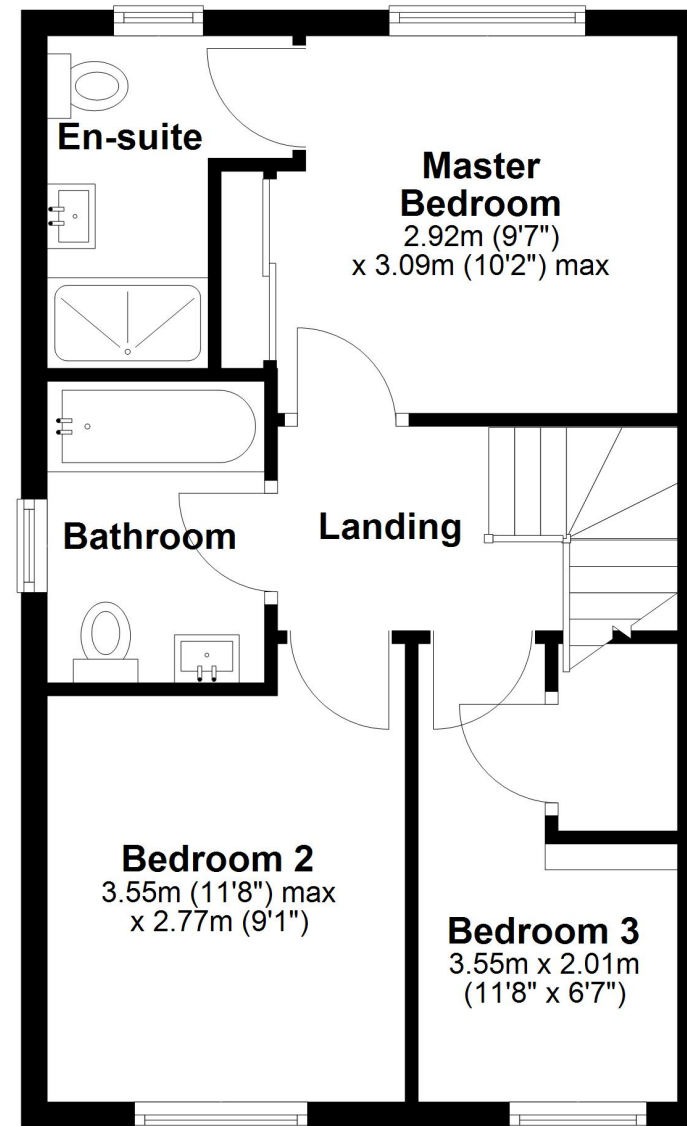
Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 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.

