



Marlborough Gardens, Faringdon
Oxfordshire, Guide Price £350,000

Waymark

Marlborough Gardens, Faringdon SN7 7DP

Oxfordshire

Freehold

End Of Terrace | Three Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Driveway Parking | Private And Spacious Rear Garden | View To The Front Over Park And Green Space | Close To All Amenities & Market Place | UPVC Triple Glazing | Modern Gas Boiler | Solar Panels Which Helps Lower Energy Costs And Provides An Annual Income Of Circa £1,200

Description

A spacious three bedroom end-of terrace property which has been extended to the rear and is situated in a quiet and popular location within Faringdon, overlooking a large green and park. The property is located close to amenities including super markets and the market place as well as local schooling. The property also benefits from three bedrooms, two reception rooms, driveway parking, spacious and private rear garden, solar panels and upvc triple glazing.

The property comprises; Entrance porch, entrance hall with storage cupboard, downstairs shower room, kitchen with access to garden, dining room, spacious sitting room, landing, shower room and three spacious and light double bedrooms.

Outside, there is driveway parking to the front for circa 4-5 vehicles. The rear garden is quiet, private and not overlooked. The garden is mainly laid to lawn along with a large paved patio area, raised flower beds, well stocked flower borders, as well as having a shed and greenhouse.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is a modern mains gas boiler which was installed circa 2 years ago, as well as triple glazing throughout most of the property. There are also solar panels along with battery storage which helps with running energy costs as well as provides an annual income of circa £1,200.

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



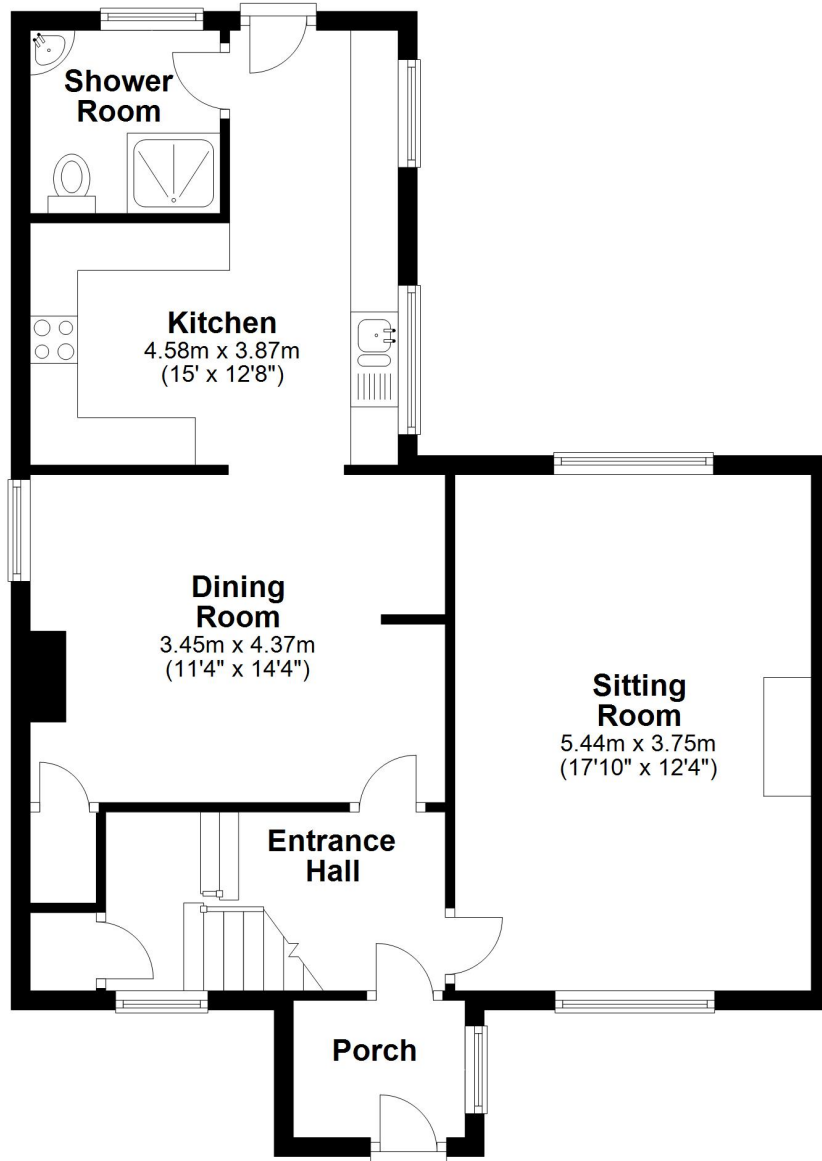
Waymark
Faringdon Office

T: 01367 820070

E: faringdon@waymarkproperty.co.uk

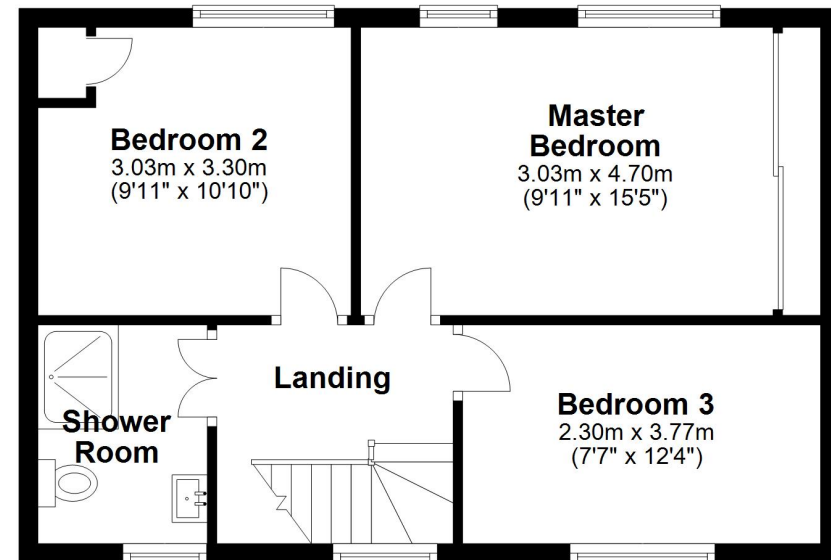
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 109.9 sq. metres (1183.5 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.

