

Freehold £290,000

Amphill Way, Faringdon, Oxfordshire SN7 7LE



- Two Storey, Two Bedroom House
- High Energy-Efficiency Rating
- Rear Garden
- Approx. 750 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Two Parking Spaces

## GENERAL DESCRIPTION

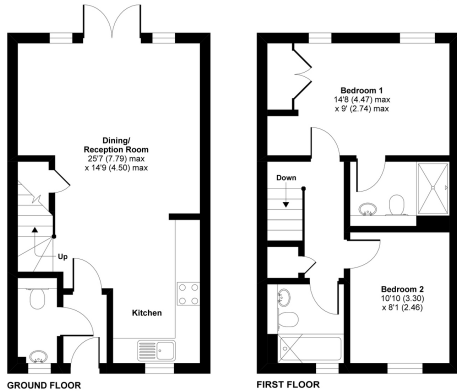
This smartly-presented, mid-terrace property has a cloakroom just off the entrance hall with the rest of the ground floor devoted to a full-length kitchen/reception room with sleek, white units, integrated appliances, windows to front and rear and patio doors that open onto the garden. On the first floor there is a spacious main bedroom with fitted wardrobe and stylish en-suite shower room. The second bedroom is also a comfortable double and the bathroom is attractive and naturally-lit. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Faringdon town centre can be easily reached via brief bus or bike ride and Ofsted list two primary schools and a secondary within a mile radius, all rated 'Good'. The house comes with parking for two cars.

**Tenure:** Freehold.

**Council Tax:** Band C, Vale of White Horse District Council.

**Please Note:** This property is currently part-owned by Heylo Housing but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Cloakroom

#### Reception

25' 7" max. x 14' 9" max. (7.80m x 4.50m)

#### Kitchen

included in reception measurement

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 8" max. x 9' 0" max. (4.47m x 2.74m)

#### En-Suite Shower Room

#### Bedroom 2

10' 10" x 8' 1" (3.30m x 2.46m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.