



17 Stepp Lane, Faringdon
Oxfordshire, Guide Price £300,000

Waymark

Stepp Lane, Faringdon SN7 7UZ

Oxfordshire

Freehold

Mid-Terrace Property | Two Double Bedrooms | Two Modern Bathrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With French Doors To Garden | Utility & Downstairs W/C | Double Width Driveway For Two Cars | Sunny West Facing Garden With Storage Shed | Quiet Cul-de-sac Position | Close To All Amenities, Schooling And Bus Stop | Great Commuter Access Onto The A420

Description

A fantastic opportunity to purchase this beautiful, light and airy two double bedroom modern terraced 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 to the front.

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 two double bedrooms, master bedroom benefits from modern en-suite shower room.

Outside, to the front, there is a block paved driveway providing off-street parking for two vehicles side by side. The sunny rear garden is West facing and has been landscaped. The garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There is also well stocked flower borders and a 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

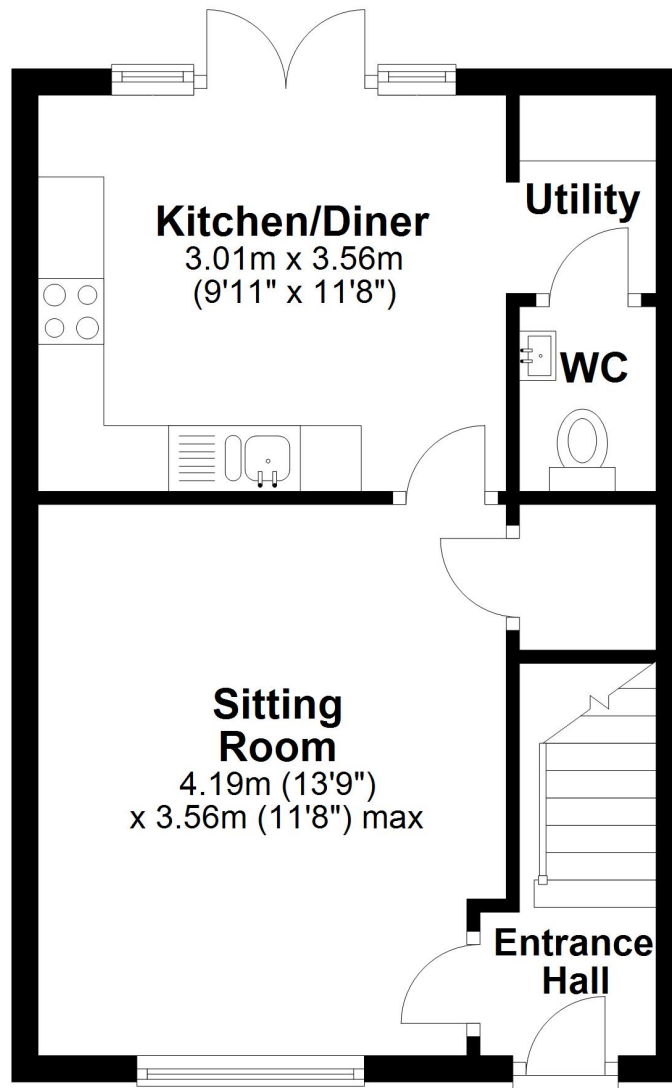
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

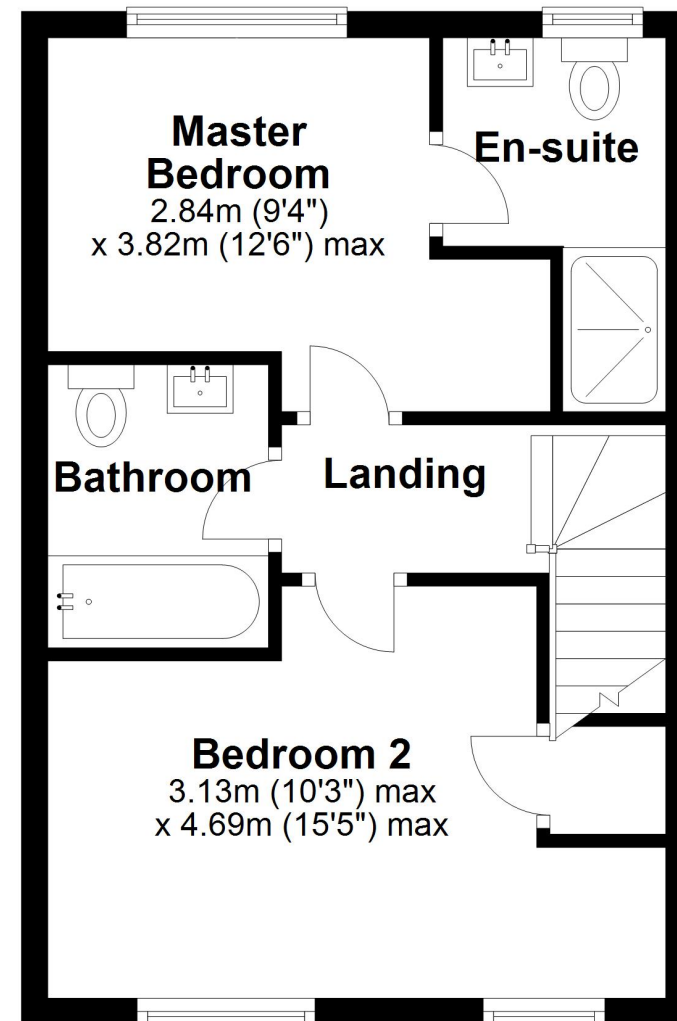
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 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.

