



Liddiards Row, Faringdon  
Oxfordshire, Offers in Excess of £250,000

Waymark

# Liddiards Row, Faringdon SN7 7AU

Oxfordshire

Freehold

**Mid-Terrace Cottage | Two Double Bedrooms | Sitting Room With Open Fire | Modern Kitchen With Some Built-in Appliances | Large Front Garden | Central And Prominent Location | Close To Market Place And Amenities**

## Description

A fantastic opportunity to purchase this lovely two double bedroom mid-terrace cottage, complete with large front garden and set in a quiet location in central Faringdon, only a short walk to the market place and amenities including super markets, cafe's, restaurants, public houses and bus stop.

The property comprises; Entrance porch, sitting room with open fireplace, modern kitchen with some built-in appliances and access to rear path, landing, family bathroom with shower over bath, two spacious double bedrooms.

Outside the property benefits from a large front garden which is mainly laid to lawn with feature trees and shrubs as well as a good size storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing. 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



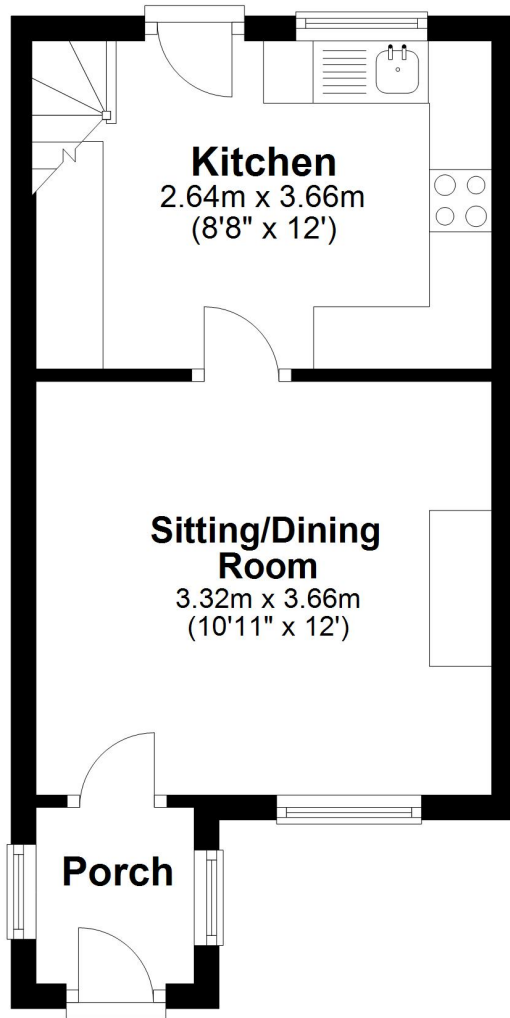
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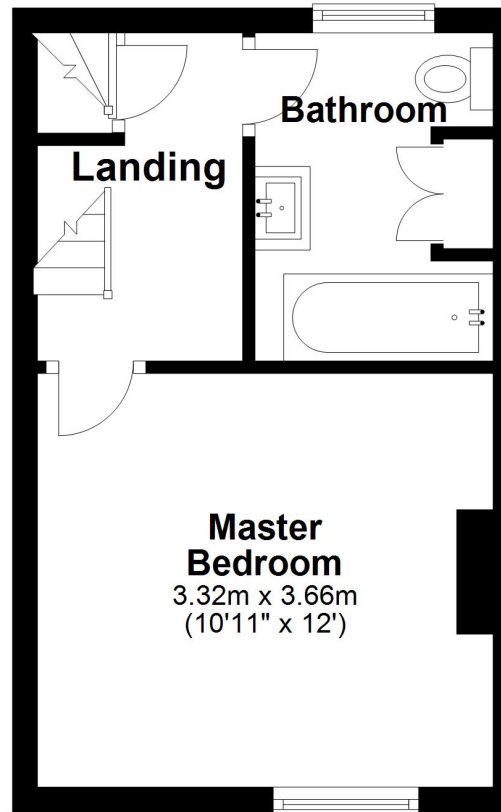
## Ground Floor

Approx. 24.1 sq. metres (259.2 sq. feet)



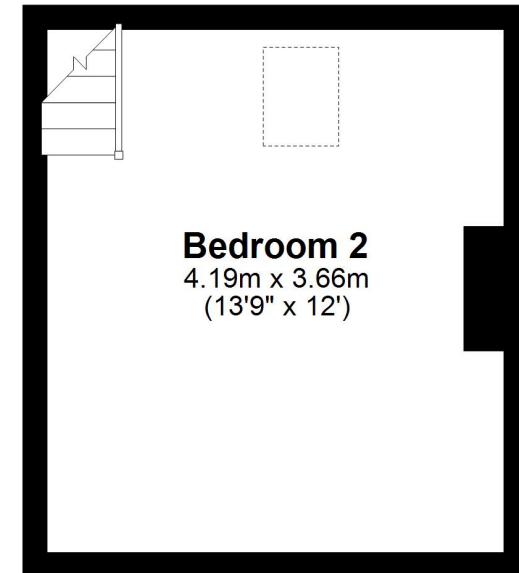
## First Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



## Second Floor

Approx. 15.3 sq. metres (165.1 sq. feet)



**Total area: approx. 61.6 sq. metres (662.7 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.

