



The Rose House, Hobbs Road, Faringdon
Oxfordshire, Guide Price £300,000

Waymark

Hobbs Road, Faringdon SN7 7GJ

Oxfordshire

Freehold

Terraced House | Two Double Bedrooms, Master With Fitted Wardrobes | Modern Bathroom & Downstairs W/C | Modern Kitchen With Some Built-in Appliances | Open Plan Sitting/Dining Room With Access To Garden | Driveway Parking To The Rear For Two Vehicles | Beautiful Landscaped Rear Garden | Nice Outlook To Front Over Green And Trees | Close To All Amenities, Schooling And Bus Stop | Close To Folly Park With Nice Walks On Your Doorstep

Description

A fantastic opportunity to purchase this beautiful, light and airy two double bedroom modern terraced property, which is situated in a popular, friendly and quiet location within Faringdon, complete with a nice outlook to the front over a green and trees as well as walking distance to amenities including local supermarkets, schooling, park and great commuter access onto the A420. The property also benefits from sunny landscaped rear garden as well as driveway parking for two cars to the rear.

The property is immaculate throughout and the accommodation comprises; Entrance hall, downstairs w/c, modern kitchen with some built-in appliances and LED lighting, open plan sitting/dining room with access to garden as well as under-stairs storage cupboard, landing, modern family bathroom and two spacious double bedrooms, master bedroom benefits from fitted wardrobes. It is also worth noting that the loft has been boarded with lighting providing plenty of storage options including shelving.

Outside, there is a small front garden with hedging and beautiful climbing roses. There is also a nice outlook to the front over a green space and trees. The rear garden has been landscaped and is mainly laid to lawn along with a small paved patio area and well stocked flower borders including more roses, as well as other specimen shrubs and fruit trees, including cherry and apple.

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



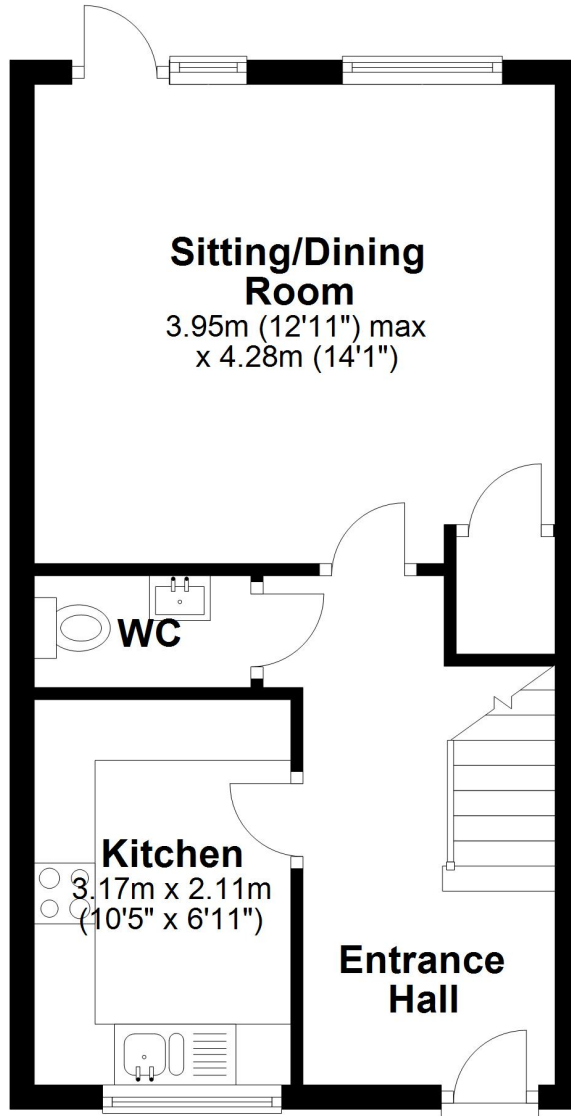
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

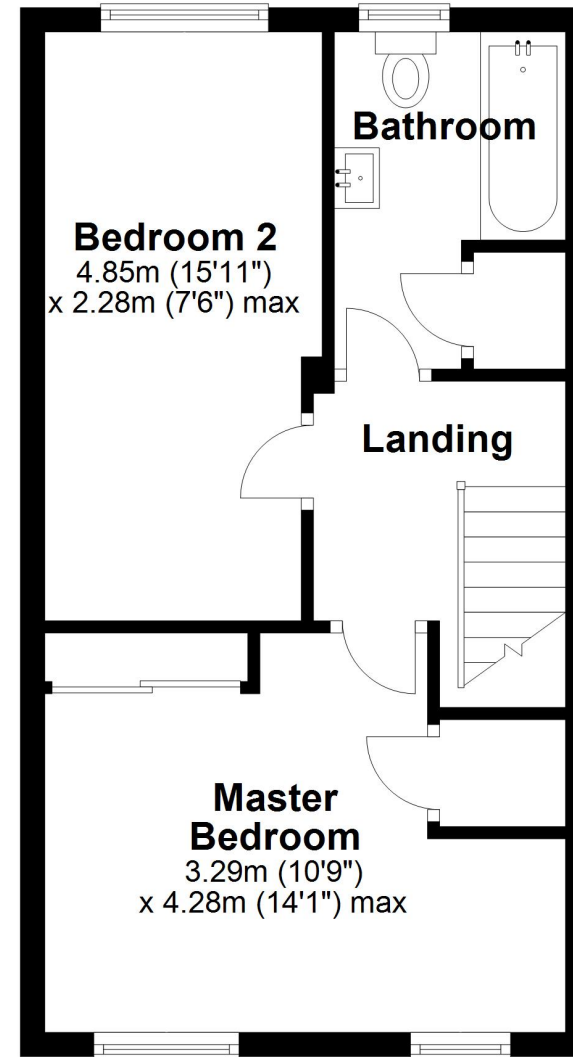
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 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.

