



Proctor Way, Faringdon SN7 7UY
Oxfordshire, Offers in Excess of £315,000

Waymark

Proctor Way, Faringdon SN7 7UY
Oxfordshire
Freehold

Semi-Detached Property | Two Double Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Two Modern Bathrooms | Utility Area & Downstairs W/C | Private Landscaped Rear Garden | Double Width Driveway For Two Cars | Popular And Sought After Location | Close To Amenities, Local Schooling And Good Commuter Access Onto the A420

Description

A fantastic opportunity to purchase this beautiful, light and airy two double bedroom modern semi-detached 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, landscaped 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 is immaculate throughout and 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 driveway providing off-street parking for two vehicles side by side. The sunny rear garden is private and has been beautifully landscaped. The garden is now laid to lawn along with a spacious paved patio area which is perfect for outside dining and entertaining as well as benefiting from well stocked flower borders and a storage shed. There is also a gated side access.

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, Home Bargains and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Viewing Information

By appointment only please.

Local Authority

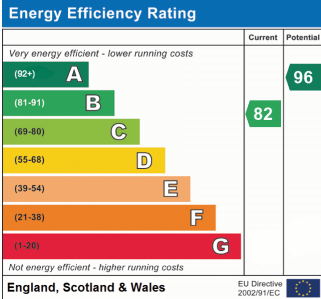
Vale of White Horse District Council.

Tax Band: C

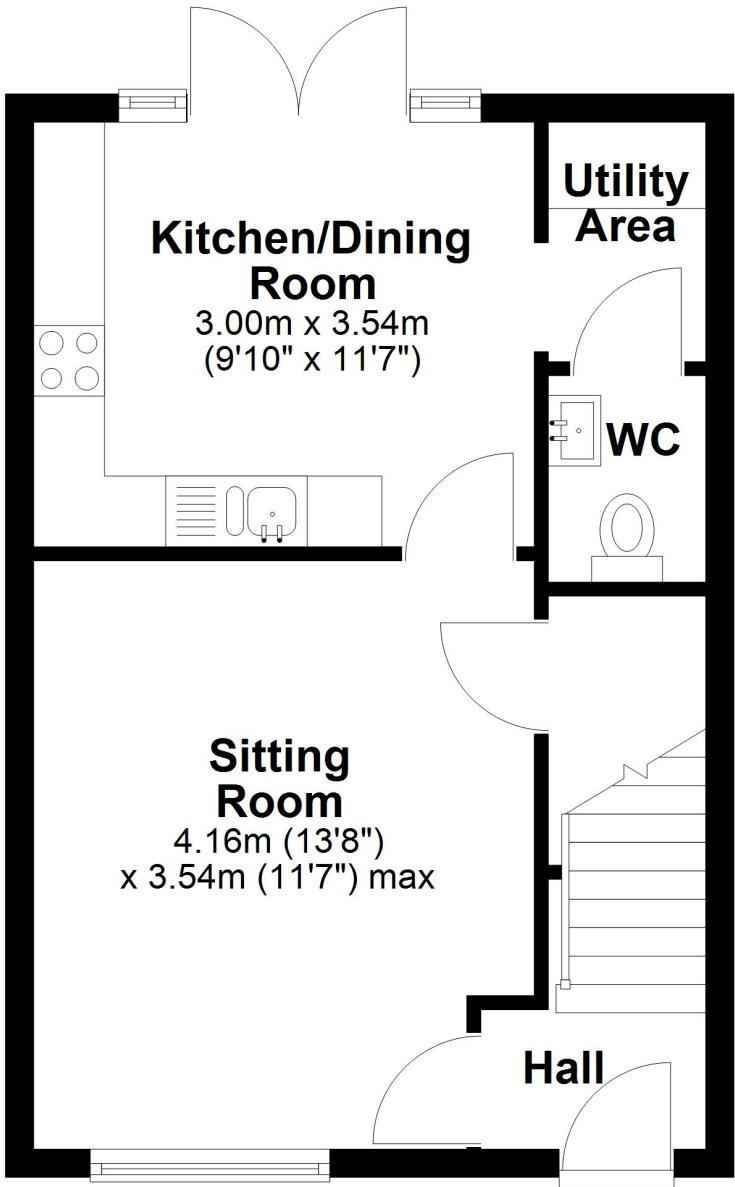




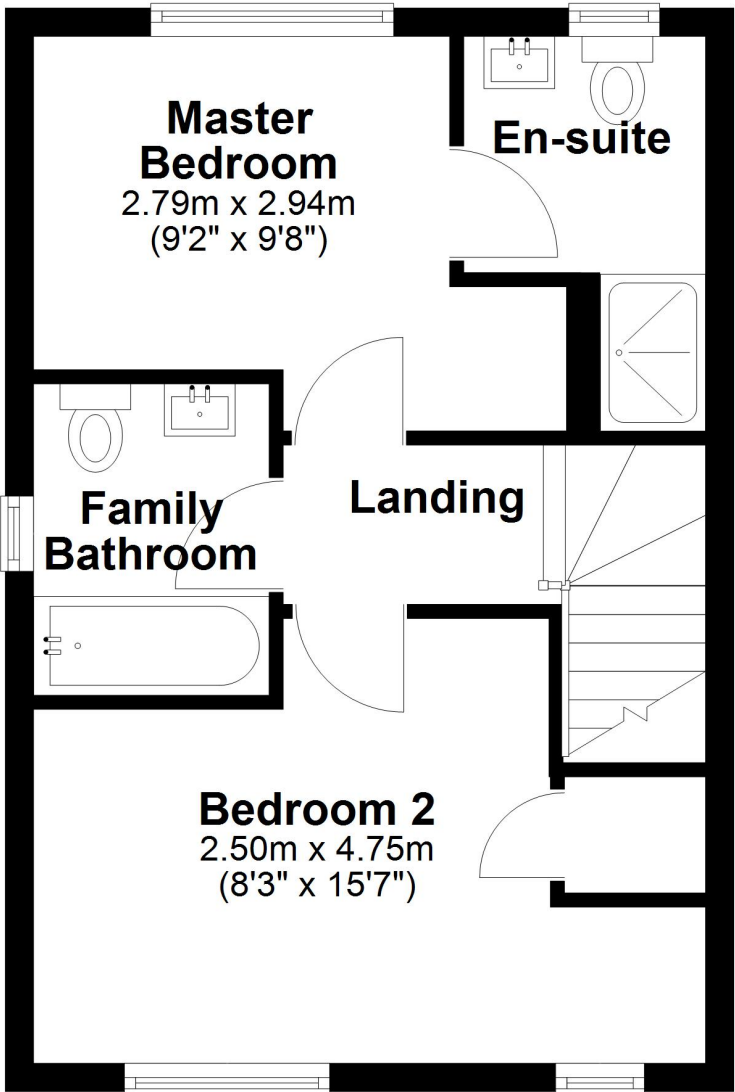
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Ground Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 69.1 sq. metres (743.3 sq. feet)

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.