



Roman Way, Shrivenham
Oxfordshire, Guide Price £325,000

Waymark

Roman Way, Shrivenham SN6 8FA

Oxfordshire

Freehold

Semi-Detached | Three Bedrooms | Two Bathrooms | Open Plan Living Area With Access to Garden | Kitchen With All Built-In Appliances | Driveway Parking | Rear Garden | Popular & Sought After Village Location | View To The Front Over Park And Green Space

Description

A fantastic opportunity to purchase this beautiful three bedroom semi-detached property, which is located in a popular location within the sought after village of Shrivenham. The property is walking distance to the High Street and amenities and also benefits from three bedrooms, two modern bathrooms, open plan living area, driveway parking and rear garden.

The properties accommodation comprises; Entrance hall with two built-in storage cupboards, downstairs w/c, open plan kitchen/diner/sitting room French doors out to the garden and all built-in appliances, landing, family bathroom, three bedrooms, master with built-in wardrobes and modern en-suite shower room.

Outside there is a double width driveway to the front of the property, and to the rear is an attractive garden which is mainly laid to lawn along with a paved patio area for outside dining and entertaining.

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

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(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	

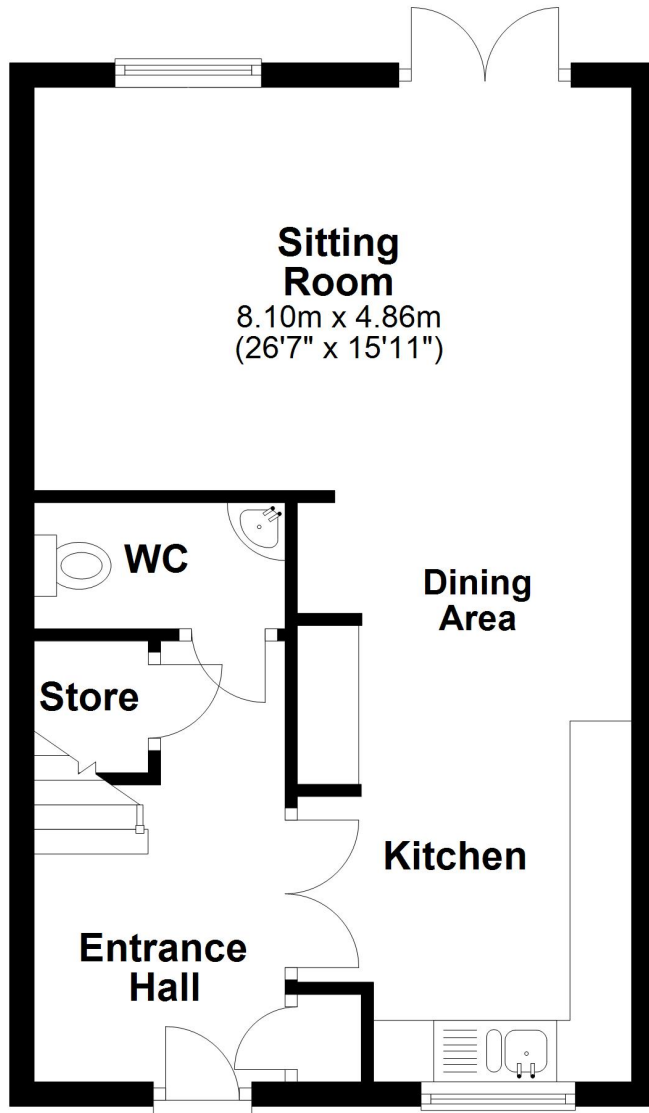


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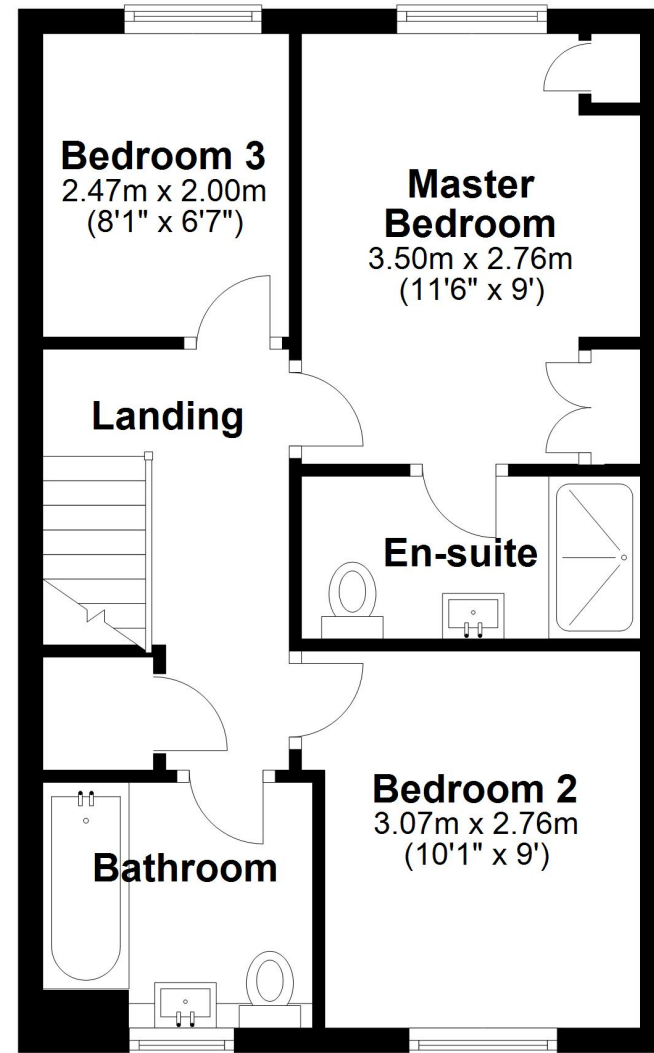
Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 78.7 sq. metres (846.6 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.

