



22 Fawkner Way, Stanford in the Vale SN7 8FF  
Oxfordshire, Guide Price £250,000

Waymark



# Fawkner Way, Stanford in the Vale SN7 8FF

Oxfordshire  
Freehold

Two Bedroom Terraced House | Off Street Parking | Quiet & Peaceful Cul-De-Sac Position | Requires a degree of modernisation | Sought After & Popular Village Location | No Onward Chain - Viewing Highly Advised!

### Description

Representing an ideal first time buy or investment purchase, is this two bedroom terraced property offered to the market chain free and located in the ever popular village of Stanford in the Vale. Only a short walk to local amenities including shop, cafe, public house and well regarded primary school, the property offers off street parking and generous rear garden.

The property is in need of modernisation throughout and is offered to the market chain free. The accommodation comprises: Entrance hall, kitchen, sitting/dining room with large storage cupboard and patio doors to the rear garden, downstairs w/c, 2 bright and airy bedrooms, airing cupboard, and family bathroom.

Externally, the front the property offers off street parking for two cars and to the rear is found a generous garden with rear access through a gate.

The property is freehold and is connected to mains gas, electricity, water and drainage and there is mains gas central heating. This property does require work and modernisation throughout, and must be viewed to be fully appreciated.

### Location

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.

### Viewing Information

By appointment only please.

### Local Authority

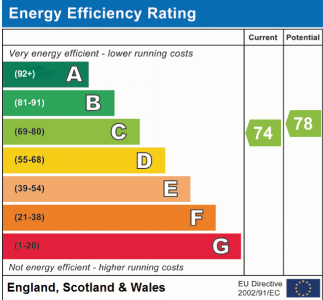
Vale of White Horse District Council.

Tax Band: C



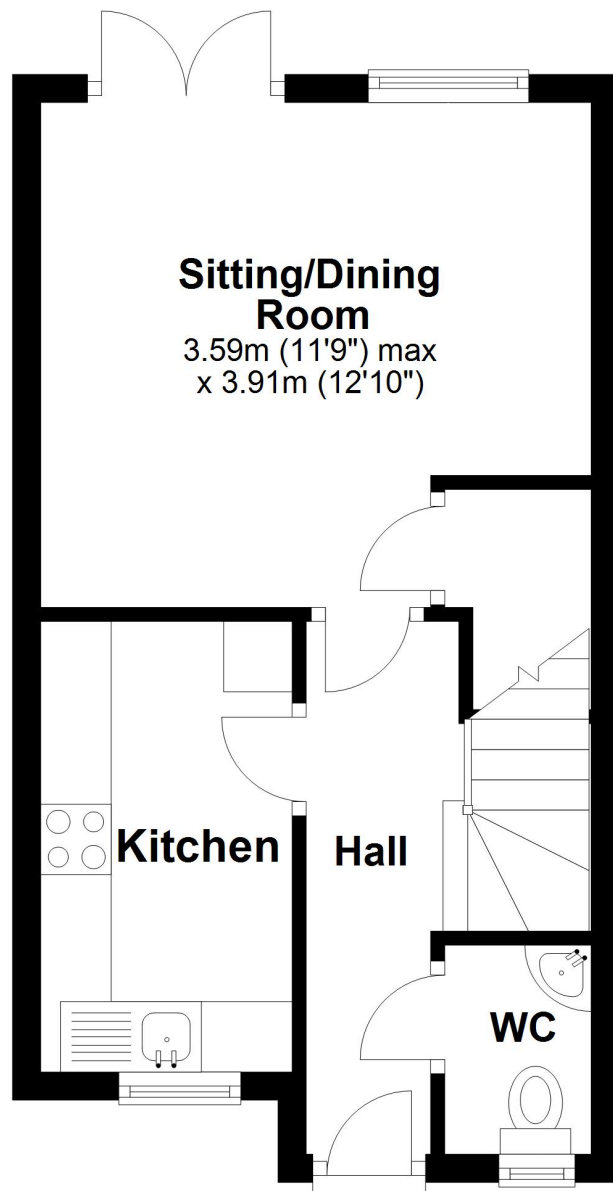
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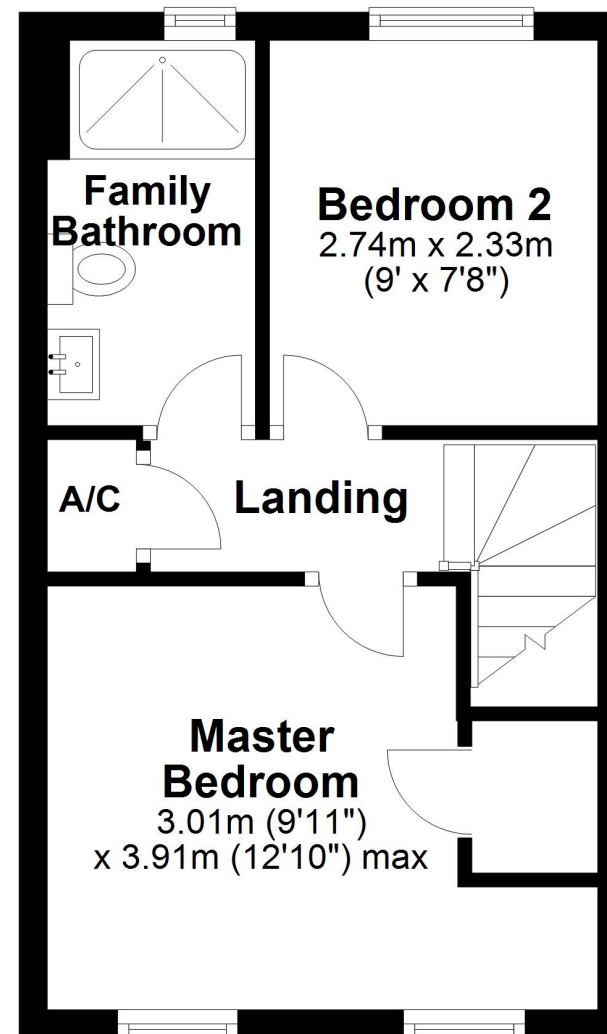
## Ground Floor

Approx. 28.1 sq. metres (302.2 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



**Total area: approx. 55.0 sq. metres (591.7 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.



