



Park Road, Faringdon  
Oxfordshire, Guide Price £200,000



Park Road, Faringdon SN7 7DD

Oxfordshire

Leasehold

Ground Floor Maisonette | Fully Renovated Throughout | Two Double Bedrooms | Newly Fitted Kitchen | Newly Fitted Bathroom | Open Plan Sitting/Dining Room | Re-Wired And Re-Plumbed Throughout | New Lighting And Flooring Throughout | Double Width Driveway For Two Vehicles | Private Rear Garden

**Description**

A fantastic opportunity to purchase this beautiful and fully refurbished two double bedroom ground floor maisonette which is located in an established location in the popular market town of Faringdon. The property is walking distance to amenities including super markets, market place and local schooling. The property also benefits from two double bedrooms, open plan living space, double width driveway and private rear garden.

The property has been fully re-furbished by the current owner and the accommodation comprises; Entrance porch, entrance hall with built-in storage cupboard, newly fitted kitchen with some built-in appliances, open plan sitting/dining room with large patio door out to the garden, newly fitted modern bathroom, two spacious and light bedrooms.

The property has been re-wired, re-plumbed along with a newly fitted combination boiler. As well as re-plastered and decorated along with new lighting, new flooring.

Outside to the front of the property there is a double width driveway which provides off-street parking for two large vehicles. The rear garden is private and easy to maintain along with two large storage/workshop sheds which both have power and lighting.

The property is leasehold and benefits from a 999 year lease with circa 915 years remaining and no management fees. The property is connected to mains gas, electricity, water and drainage. 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: B



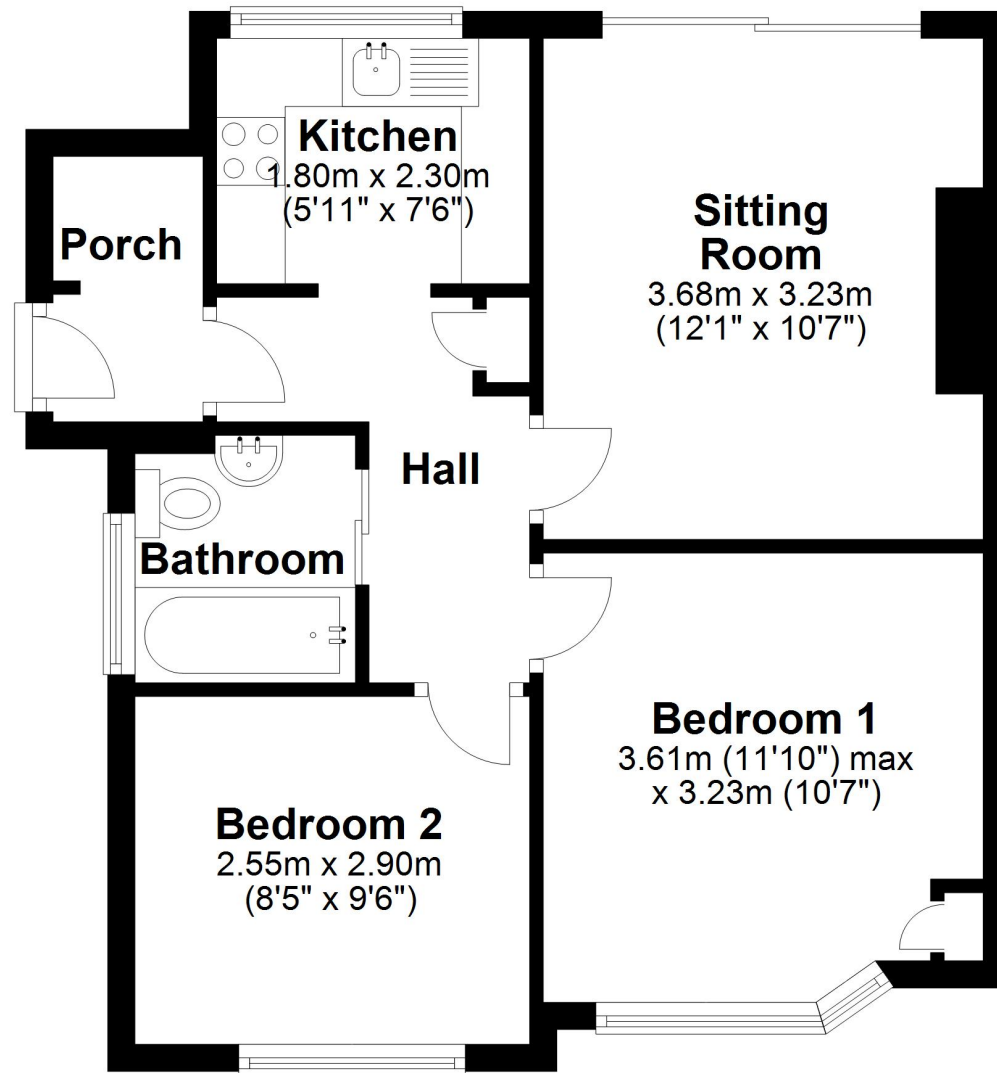
 **Waymark**  
**Faringdon Office**  
T: 01367 820070  
E: faringdon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	74

EU Directive 2002/91/EC  
England, Scotland & Wales

**Ground Floor**

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 45.3 sq. metres (487.3 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.