



Jones Crescent, Faringdon  
Oxfordshire, Guide Price £300,000

Waymark

# Jones Crescent, Faringdon SN7 7QZ

Oxfordshire

Freehold

**Semi Detached | Two Double Bedrooms With En-suite To Master | Open Plan Living Area With Access to Garden | Beautiful Modern Fitted Kitchen With All Built-In Appliances | Two Modern Bathrooms And Downstairs W/C | Driveway Parking For 2 Vehicles | Landscaped Garden With Spacious Paved Patio Area | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful, modern two bedroom semi-detached property which is located in a popular and sought after position in Faringdon. The property is walking distance to amenities including local shop, leisure centre and schooling. There is also good commuter access onto the A420. The property also benefits from open plan living, modern fitted kitchen, two double bedrooms, two modern bathrooms, driveway parking for two vehicles and a landscaped garden.

The accommodation comprises; Entrance hall, downstairs w/c, beautiful fitted kitchen with all built-in appliances, spacious open plan sitting/dining room with French doors out to garden as well as access to storage cupboard, landing, modern family bathroom and two spacious and light double bedrooms, both with built-in storage and master with modern en-suite shower room.

Outside there is driveway parking to the side of the property for at least two vehicles. The rear garden has been landscaped and is mainly laid to lawn along with a spacious paved patio area and storage shed.

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



**Waymark**  
**Faringdon Office**

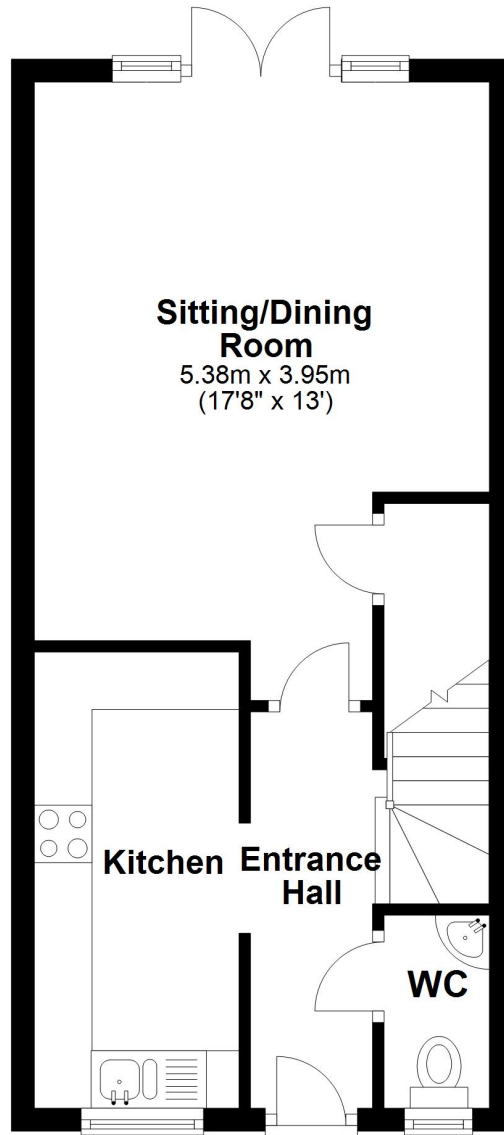
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

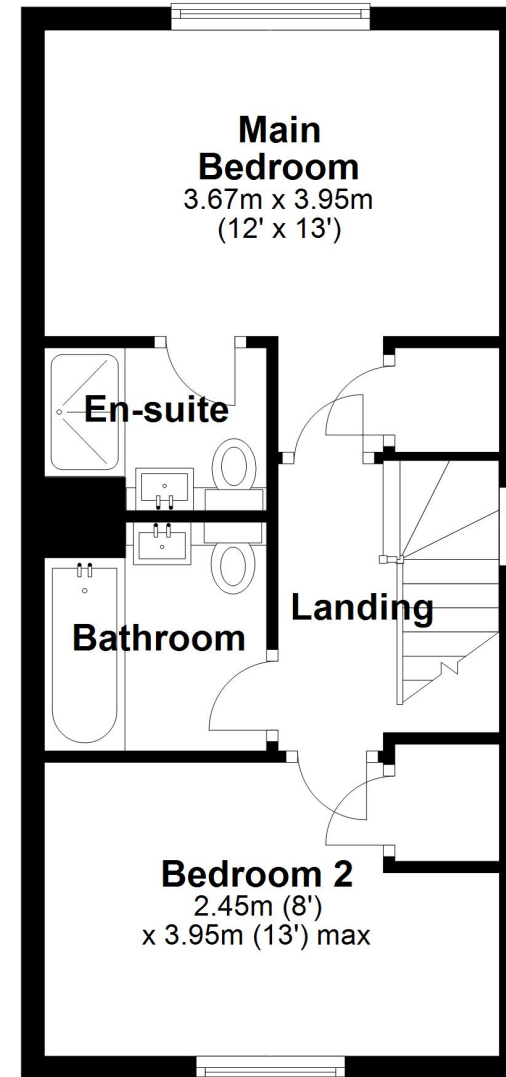
## Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



**Total area: approx. 70.1 sq. metres (754.5 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.

