



Marines Drive, Faringdon
Oxfordshire, Offers Over £300,000

Waymark

Marines Drive, Faringdon SN7 7UG

Oxfordshire

Freehold

End Of Terrace Property | Three Double Bedrooms | Open Plan Living Area With Access to Garden | Kitchen/Breakfast Room With Access Out To Garden | Extended Ground Floor To The Rear | Driveway Parking For Two Vehicles | Garage | Private Rear Garden Complete With Outside Studio/Office | Pedestrian Access From Garden To Playing Fields Behind | Views Over Playing Fields | Popular & Established Location

Description

A fantastic opportunity to purchase this three double bedroom end of terrace family home, which is located in a popular and established location within Faringdon, only a short walk to local amenities including super markets, market place and local schooling. The property also benefits from open plan living on the ground floor as well as three double bedrooms, driveway parking, garage and private rear garden with access to playing fields behind.

The properties accommodation comprises; Kitchen/breakfast room with access out to garden, spacious dual aspect open plan sitting/dining room with French doors out to the garden as well as a small office area, landing, modern bathroom and three spacious and light double bedrooms, two with built-in wardrobes.

Outside there is driveway parking for two cars which leads up to the garage. The rear garden is private, easy to maintain and West facing. The garden is mainly laid to lawn along with a paved patio area and a good size outbuilding which could be utilised as an outside office or studio. This structure is currently at first fix spec and needs finishing.

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



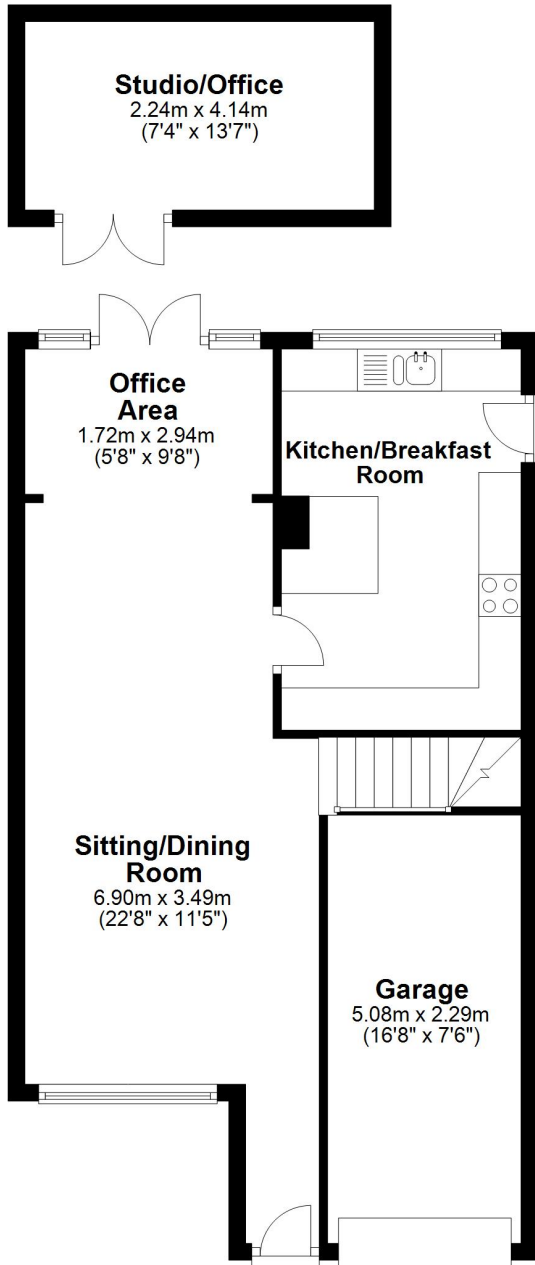
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Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



Studio/Office
2.24m x 4.14m
(7'4" x 13'7")

Office Area
1.72m x 2.94m
(5'8" x 9'8")

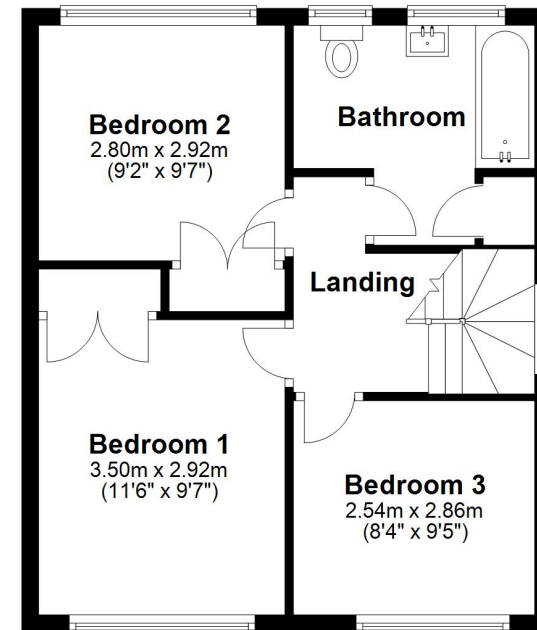
Kitchen/Breakfast Room

Sitting/Dining Room
6.90m x 3.49m
(22'8" x 11'5")

Garage
5.08m x 2.29m
(16'8" x 7'6")

First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Bedroom 2
2.80m x 2.92m
(9'2" x 9'7")

Bathroom

Landing

Bedroom 1
3.50m x 2.92m
(11'6" x 9'7")

Bedroom 3
2.54m x 2.86m
(8'4" x 9'5")

Total area: approx. 107.9 sq. metres (1161.9 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.

