



Bennett Road, Faringdon
Oxfordshire, Guide Price £260,000

Waymark

Bennett Road, Faringdon SN7 7AY

Oxfordshire

Freehold

No Onward Chain | Semi Detached | Two Reception Rooms | Property Requires Refurbishment/Modernisation Throughout | Convenient Location Within Walking Distance To Local Amenities | Three Bedroom Family Home Offering Vast Potential

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in an established location in the heart of Faringdon. The property is only a short walk to the market place and amenities including local shops, super markets, schooling, leisure centre, and bus stop. The property also benefits from three spacious bedrooms, two reception rooms, and spacious front and rear garden.

The property is in need of modernisation throughout and is offered to the market chain free. The accommodation comprises; Entrance hall, downstairs w/c, kitchen, sitting room, office, landing, family bathroom and three spacious and light bedrooms.

Outside the property benefits from front, side and rear gardens. The garden areas do need work and require landscaping as they are currently overgrown. There are paved patio areas as well as shrubs and specimen trees. There are storage sheds to the rear of the garden, but these are in poor condition and most likely need removing or re-furbishing. The garden is a good size and could also provide driveway parking if the right permissions were gained to drop the kerb.

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 does require modernisation throughout and 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

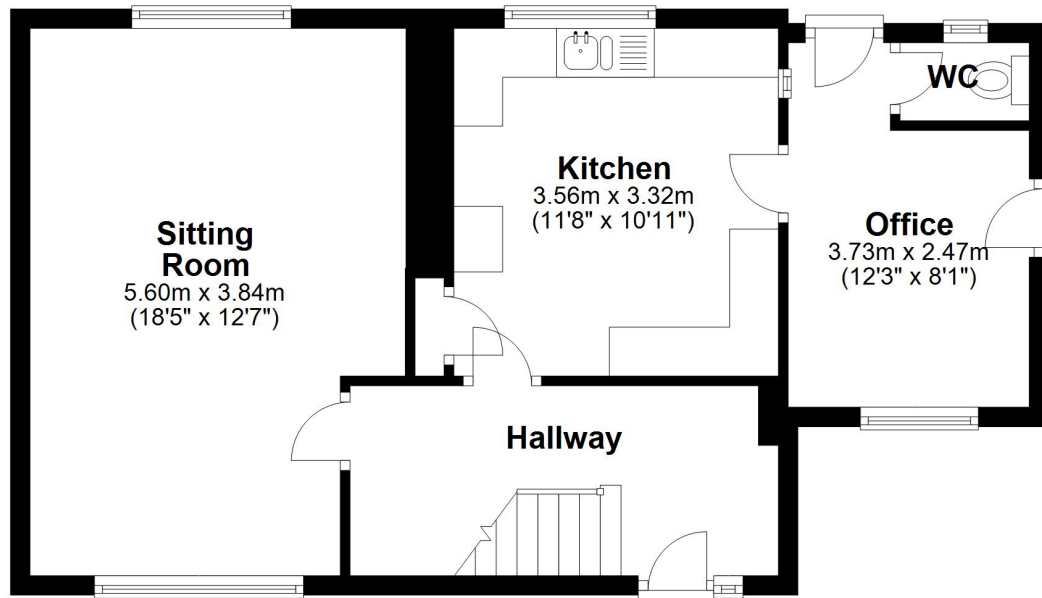


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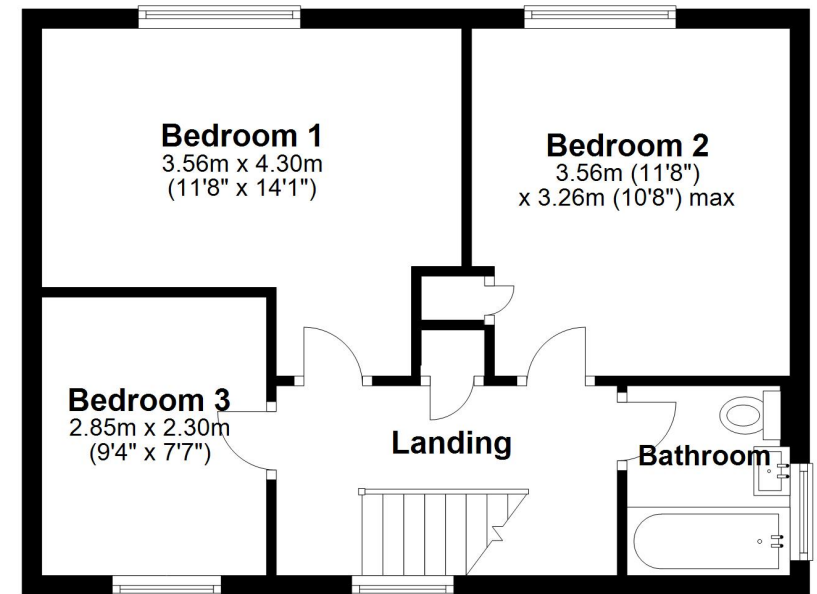
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 95.4 sq. metres (1026.8 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.

