



Park Road, Faringdon  
Oxfordshire, Guide Price £175,000

Waymark



# Park Road, Faringdon SN7 7BZ

Oxfordshire

Leasehold

**Ground Floor Maisonette | Two Double Bedrooms | Extended To The Rear | Open Plan Sitting/Dining Room | Open Plan Kitchen/Breakfast Room | Driveway Parking For Two Vehicles | Private South-West Facing Garden | Large Workshop/Store In Garden | Close To Amenities | Leasehold With Circa 912 Years Remaining | No Service Or Management Charges | Ground Rent Of Circa £3.90 Per Annum**

## Description

Perfect for first time buyers and investors! A spacious two double bedroom ground floor maisonette which has been extended and is situated in the heart of Faringdon. The property is only a short walk to the market square, local schooling and amenities including super markets. The property also benefits from driveway parking for two cars as well as a spacious and not overlooked rear garden.

The property comprises; Entrance hall with storage cupboard, shower room/wet room, kitchen/breakfast room, open plan sitting/dining room complete with patio doors out to the garden and potential for open fireplace, two spacious and light double bedrooms.

Outside there is a driveway to the front which provides off-street parking for two vehicles. The rear garden is private and South-West facing. the garden is mainly laid to lawn along with a large workshop/store.

The property is leasehold with circa 912 years remaining. There is a small ground rent charge of circa £3.90 per annum. There are no service or management charges. However the property is currently going through a transition from leasehold to leasehold share of freehold which will be completed in the coming weeks/months. 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



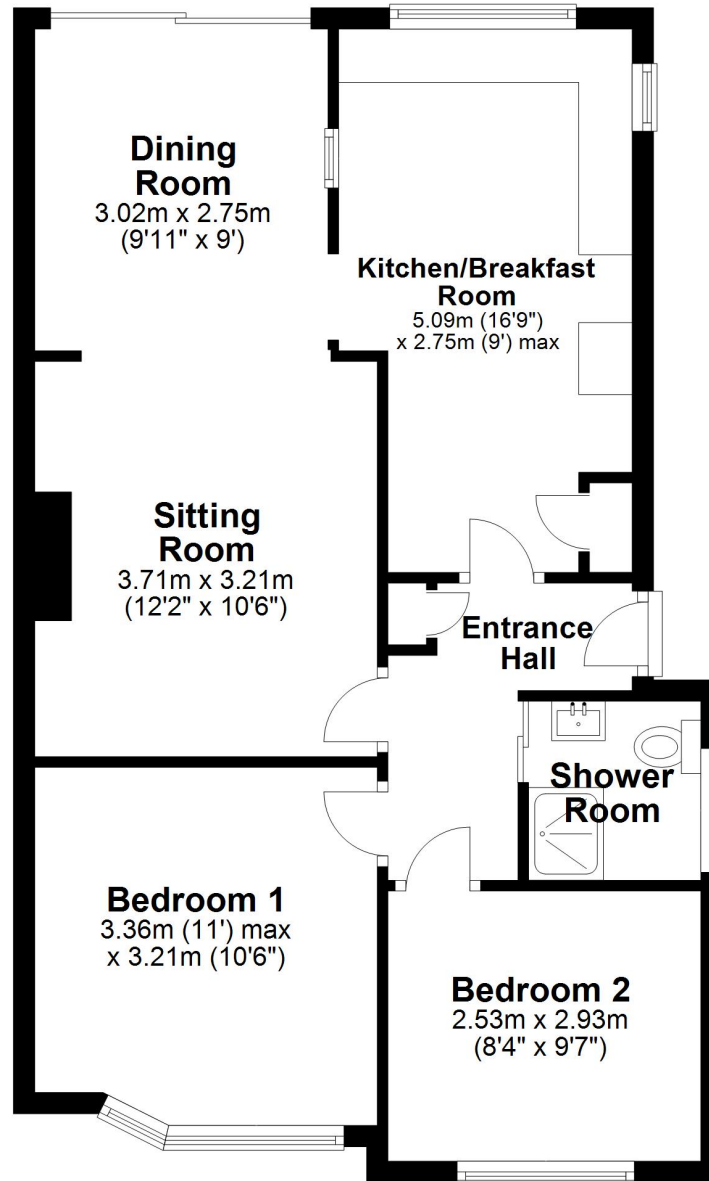
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## Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



**Total area: approx. 60.7 sq. metres (653.6 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.



