



Marlborough Gardens, Faringdon
Oxfordshire, Offers in Excess of £260,000

Waymark

Marlborough Gardens, Faringdon SN7 7DN

Oxfordshire

Freehold

Mid-Terrace Property | Three Spacious And Light Bedrooms | Two Reception Rooms | Including Open Plan Kitchen/Breakfast Room | Front & Rear Gardens | Private Rear Garden Complete With Purpose Built Brick Storage Areas | Property Requires Modernisation throughout | Close To All Amenities, Schooling & Market Place

Description

A fantastic opportunity to purchase this three bedroom mid-terrace property which is located in a popular and established location in the heart of Faringdon. The property is only a short walk to amenities including local shop, super markets, schooling, leisure centre, market place and bus stop. The property also benefits from three good size bedrooms, two reception rooms, front and rear gardens, including private and quiet rear garden with purpose built storage areas.

The property is in need of modernisation throughout and is offered to the market chain free. The accommodation comprises; Entrance hall with built-in storage cupboard, downstairs w/c, kitchen/breakfast room, sitting room with fireplace, landing, family bathroom and three spacious and light bedrooms, all with built-in wardrobes.

Outside there is on-street parking available to the front, as well as a front garden which is laid to lawn along with a paved pathway and hedge marking the perimeter. The rear garden is private and quiet, and mainly laid to lawn along with well stocked flower beds and borders. The garden also benefits from two purpose built brick stores.

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



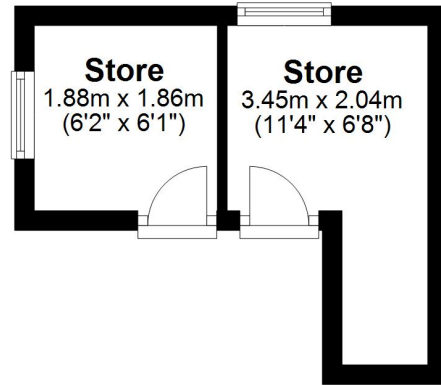
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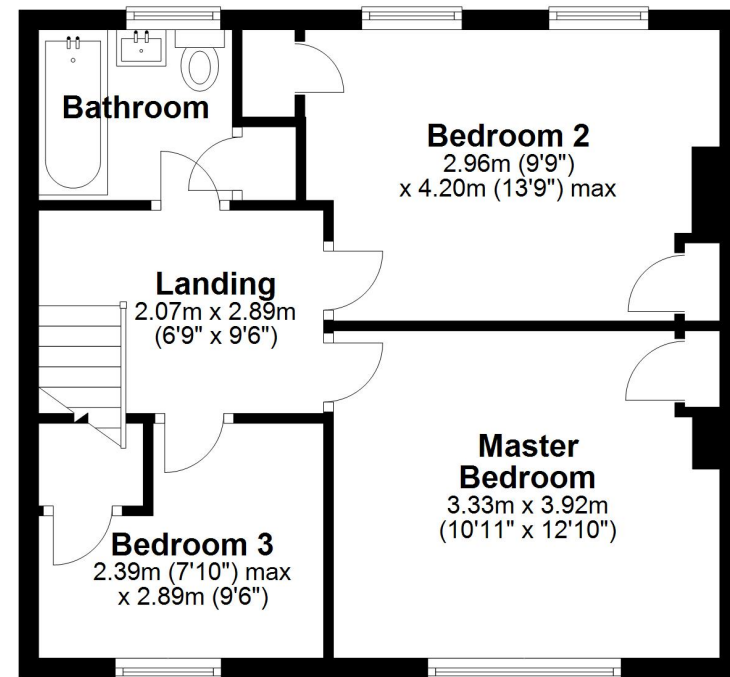
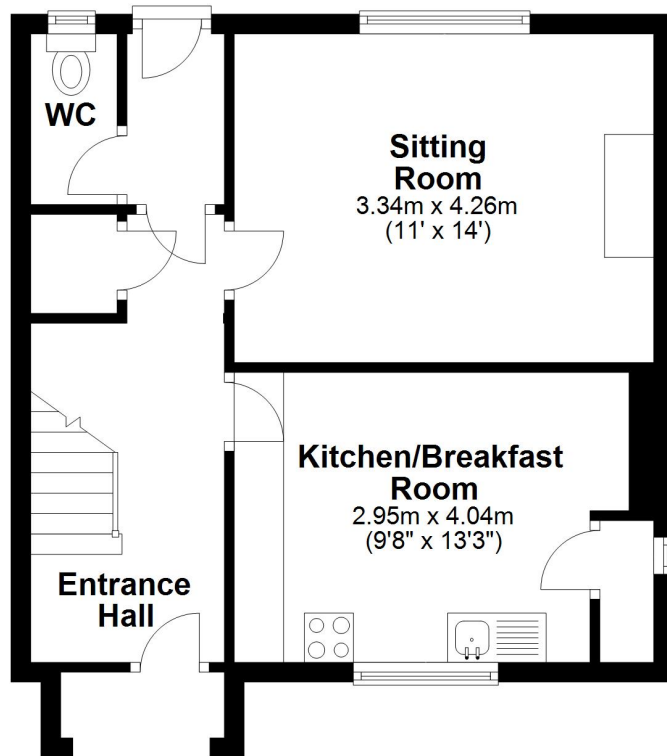
Ground Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 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.

