



Jespers Hill, Faringdon
Oxfordshire, Guide Price £300,000

Waymark

Jespers Hill, Faringdon SN7 7BH

Oxfordshire

Freehold

Modern Kitchen | West Facing Rear Garden with Gate Access | Sitting Room | Dining Room | Modern Shower Room | Allocated Parking | Single Garage | Quiet Cul-de-sac Location | Walking Distance of the Town Centre | Solar Panels Which Provide An Annual Income

Description

A delightful and well-presented three bedroom end of terrace house situated in a quiet cul-de-sac, a short walk from Faringdon's town centre, amenities and local schooling.

Approached over a path and front garden, the property comprises an entrance hall, a good sized sitting room to the front of the house and to the rear, a dining room with doors to the garden and a modern kitchen. Stairs from the hall lead up to the first floor where there are 2 double bedrooms and a single bedroom. A modern family shower room completes the first floor. All external windows and doors to the house are double-glazed.

Externally there is a front garden with path and to the rear an enclosed west facing garden comprising seating areas, lawn, flower beds, vegetable beds and a garden shed. A gate to the rear of the garden provides access to a shared path. To the side of the property and attached is a single garage and a parking space.

Solar panels have been fitted to the property. The property is freehold and 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 dates back to the 12th Century and is located almost equidistant of Swindon and Oxford. The adjacent A420 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, 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, Aldi and a Home Bargains store in addition to the existing Tesco store.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of the White Horse District Council

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	89	93
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

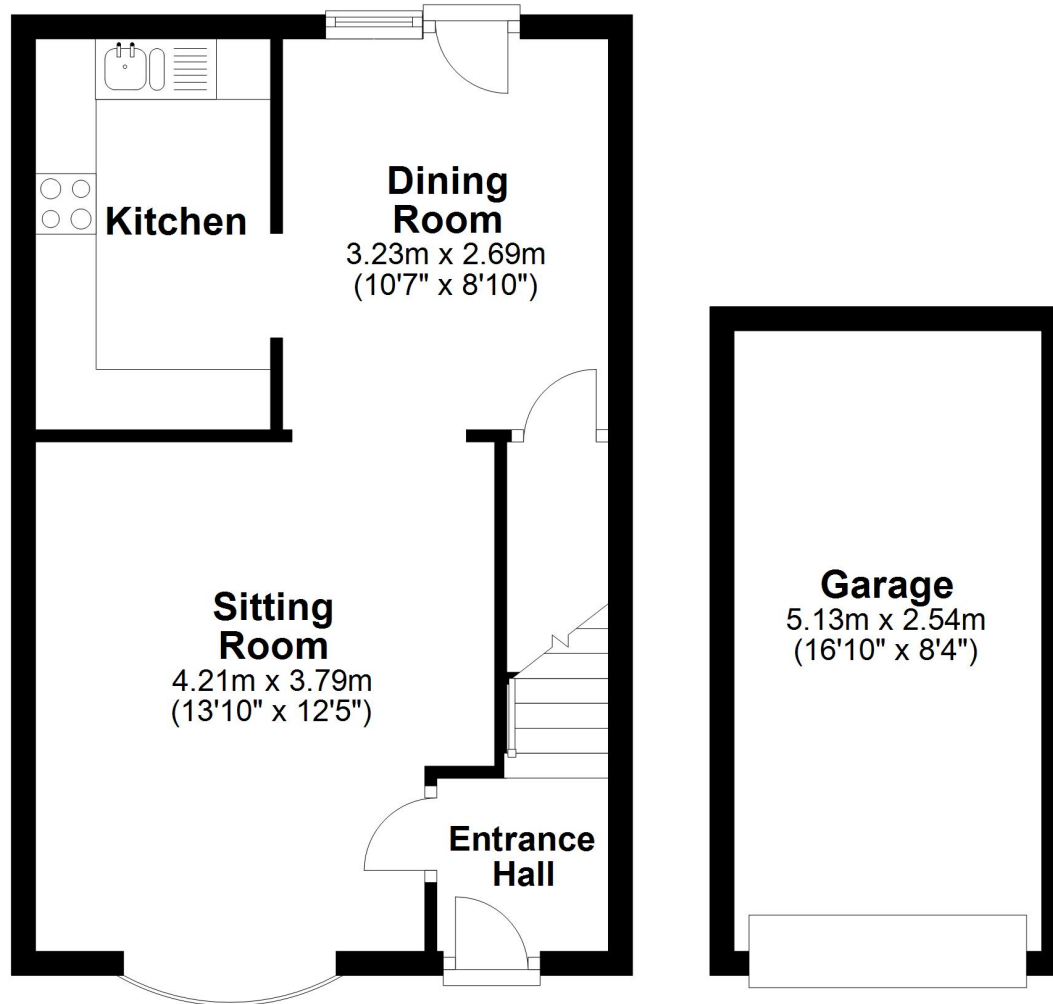


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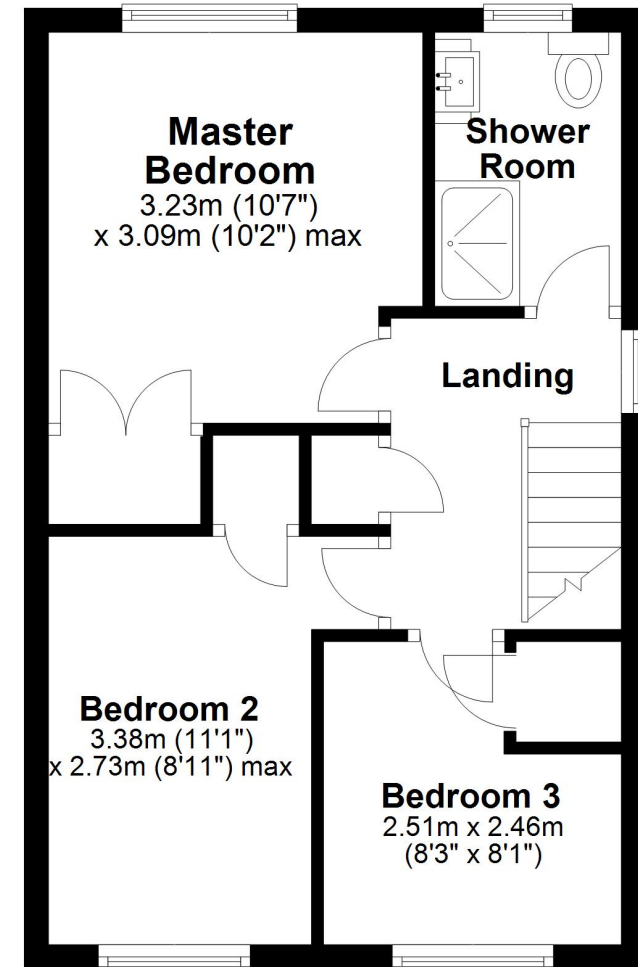
Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 84.3 sq. metres (907.7 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.

