



Chestnut Avenue, Faringdon
Oxfordshire, Offers in Excess of £275,000

Waymark

Chestnut Avenue, Faringdon SN7 8BB

Oxfordshire

Freehold

Semi-Detached House | Three Bedrooms | Open Plan Sitting/Dining Room | Front & Rear Gardens | Driveway Parking & Garage | Private Rear Garden | Popular & Established Location | Close To All Amenities, Schooling & Market Place | Modernisation Required | Chain Free

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in a popular and sought after location in Faringdon. The property is only a short walk to local amenities including the market place, super markets, cafe's, public houses and schooling. The property benefits from open plan living space, front and rear gardens, long driveway, garage and private garden.

The property is offered to the market chain free and is in need of modernisation throughout. There is huge potential to improve and extend if desired (subject to planning) and the accommodation comprises; Entrance porch, entrance hall with storage under the stairs, kitchen with side access to driveway, dual aspect open plan sitting/dining room, landing, shower room and three light and airy bedrooms.

Outside there is a large block paved driveway which leads up to the detached garage. There is both front and rear gardens, the rear garden is very private and mainly laid to lawn along with a paved patio area.

The property is freehold and is connected to mains electricity, water and drainage. There are electric radiators and upvc double glazing throughout.

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: D



Waymark
Faringdon Office

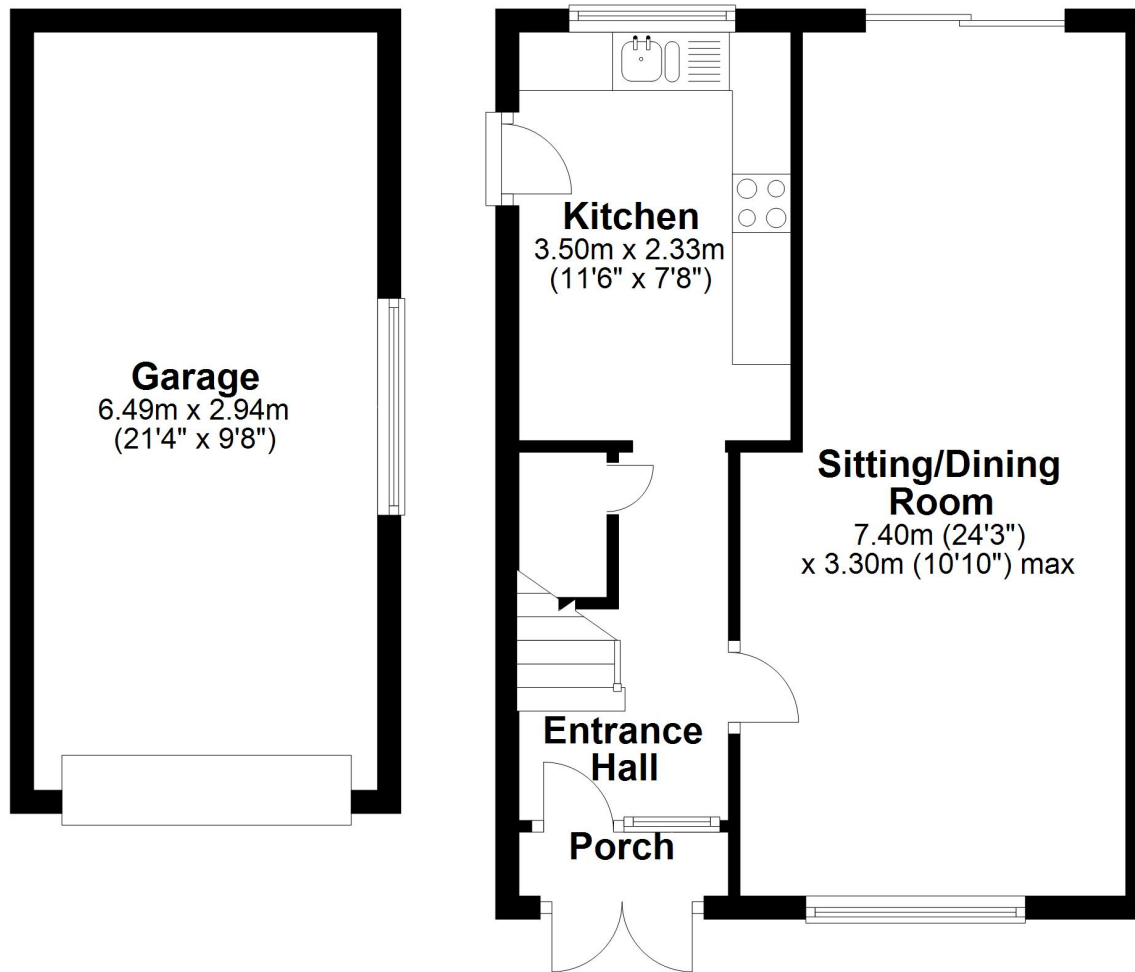
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

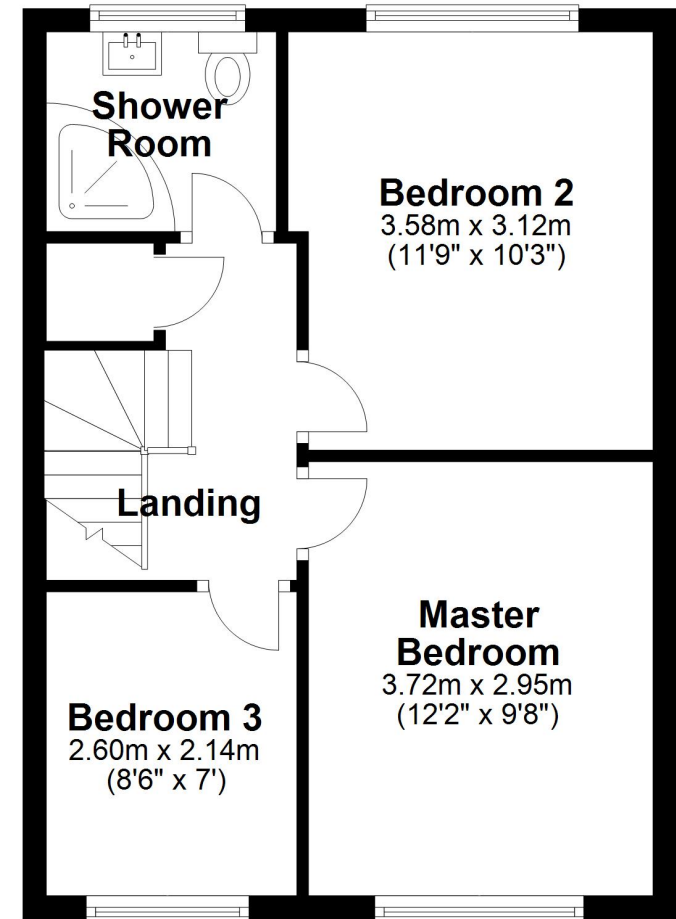
Ground Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.7 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.

