



Gilligans Way, Faringdon
Oxfordshire, Offers in Excess of £335,000

Waymark

Gilligans Way, Faringdon SN7 7FX

Oxfordshire

Freehold

End Of Terrace Property | Three Bedrooms | Modern Fitted Kitchen | Two Spacious Reception Rooms | Two Modern Bathrooms And Downstairs W/C | Driveway And Garage | Larger Than Average Rear Garden | Popular And Sought After Location | Planning Approved For a Loft Conversion Providing A Large Master Suite | Planning Application Reference - P22/V0967/HH

Description

A fantastic opportunity to purchase this attractive three bedroom end-of terrace property which is located on a sought after road in the popular market town of Faringdon. The property is walking distance to amenities including super market and local schooling, as well as sports clubs and open countryside. The property also benefits from three light and airy bedrooms, two reception rooms, modern fitted kitchen, two bathrooms, driveway parking, garage and larger than average rear garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, modern fitted kitchen with some built-in appliances, spacious open plan dining/sitting room, family room with sky light and access to garden. landing with storage cupboard, family bathroom and three light and airy bedrooms, master with fitted wardrobes and en-suite shower room.

The property also has planning permission agreed for a loft conversion that would provide an impressive and large master bedroom suite. Planning Application Reference - P22/V0967/HH.

Outside, to the front of the property there is a driveway leading up to the garage which provides off-street parking and storage. The rear garden is relatively private and larger than average. The garden is laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining.

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

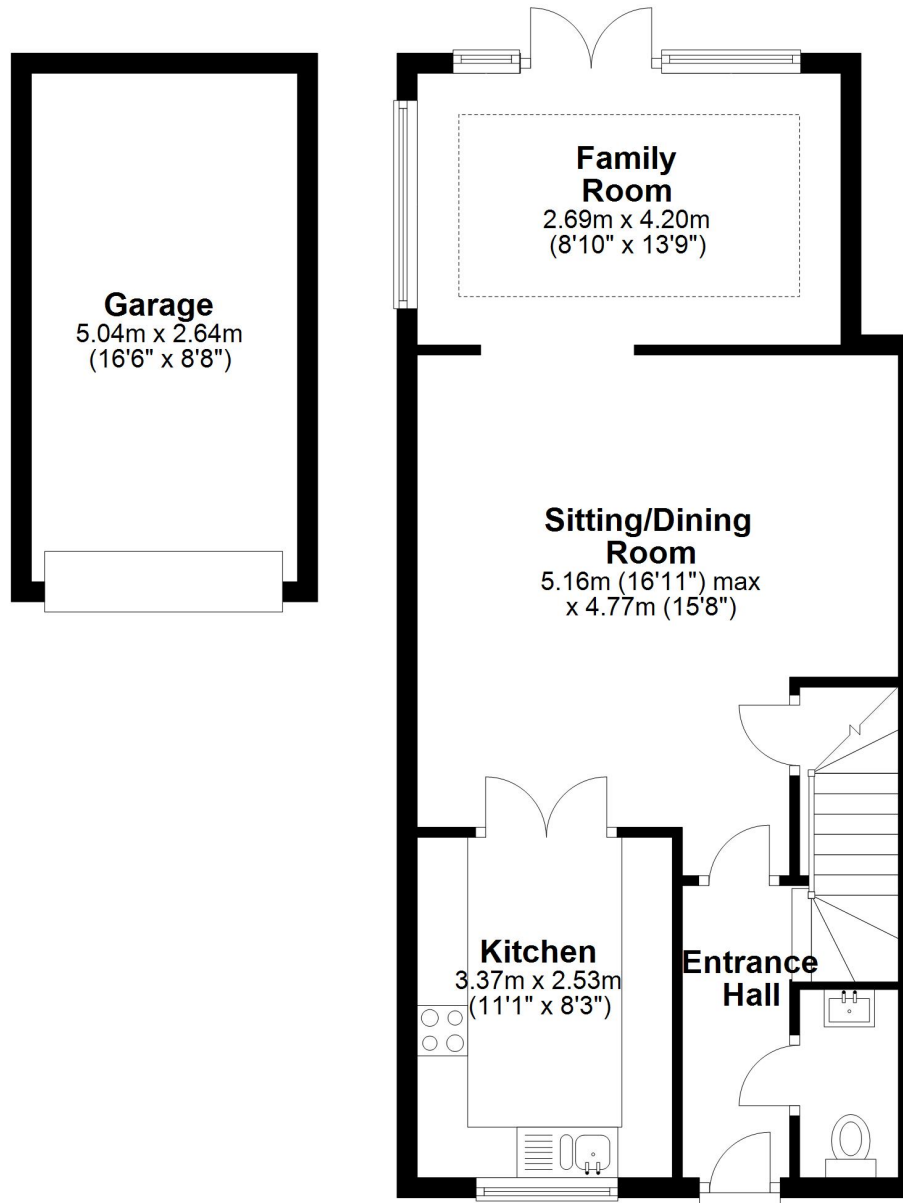


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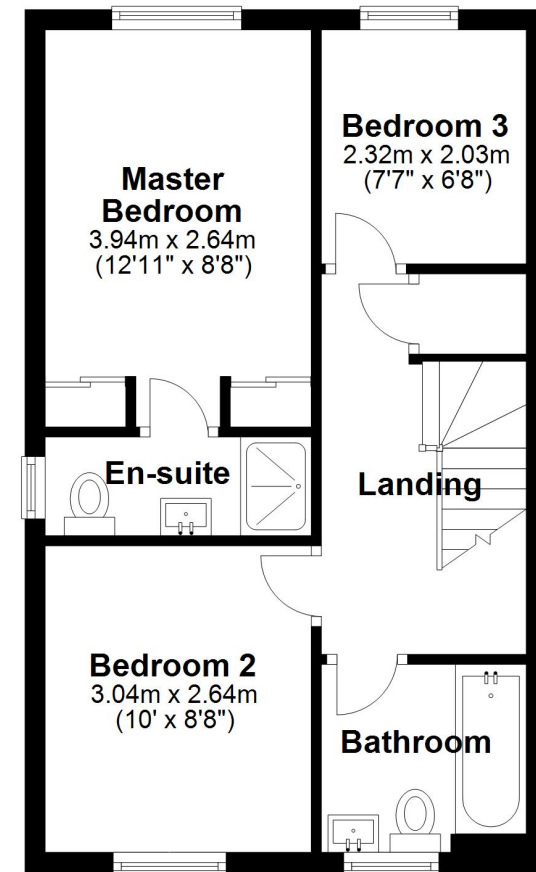
Ground Floor

Approx. 63.9 sq. metres (687.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 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.

