



Queen's Crescent, Shrivenham
Oxfordshire, Offers in Excess of £285,000

Waymark

Queen's Crescent, Shrivenham SN6 8DD

Oxfordshire

Freehold

End Of Terrace Property | Two Spacious Double Bedrooms | Open Plan Sitting/Dining Room With Access To Garden | Kitchen/Breakfast Room | Modern Family Bathroom & Ground Floor Cloakroom | Driveway Parking And Car Port | Landscaped Rear Garden | Popular And Sought After Village Location | Walking Distance To High Street, Amenities And Local Schooling

Description

A fantastic opportunity to purchase this spacious, modern two double bedroom end of terrace property which is located in a popular location within Shrivenham, and is only a short walk to the High Street, amenities and local schooling as well as having great commuter access onto the A420. The property also benefits from open plan living area, driveway parking, car port and both and a sunny landscaped rear garden.

The properties accommodation comprises; Entrance hall with built-in storage, downstairs w/c, modern fitted kitchen/breakfast room, spacious open plan sitting/dining room with door out to garden, landing, modern family bathroom and two spacious and light double bedrooms.

Outside there is a driveway and car port which provides off-street parking for two vehicles. The rear garden has been beautifully landscaped and is mainly laid to lawn along with well stocked flower beds and borders as well as a paved patio area, pagoda and storage shed.

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

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	82	
(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	



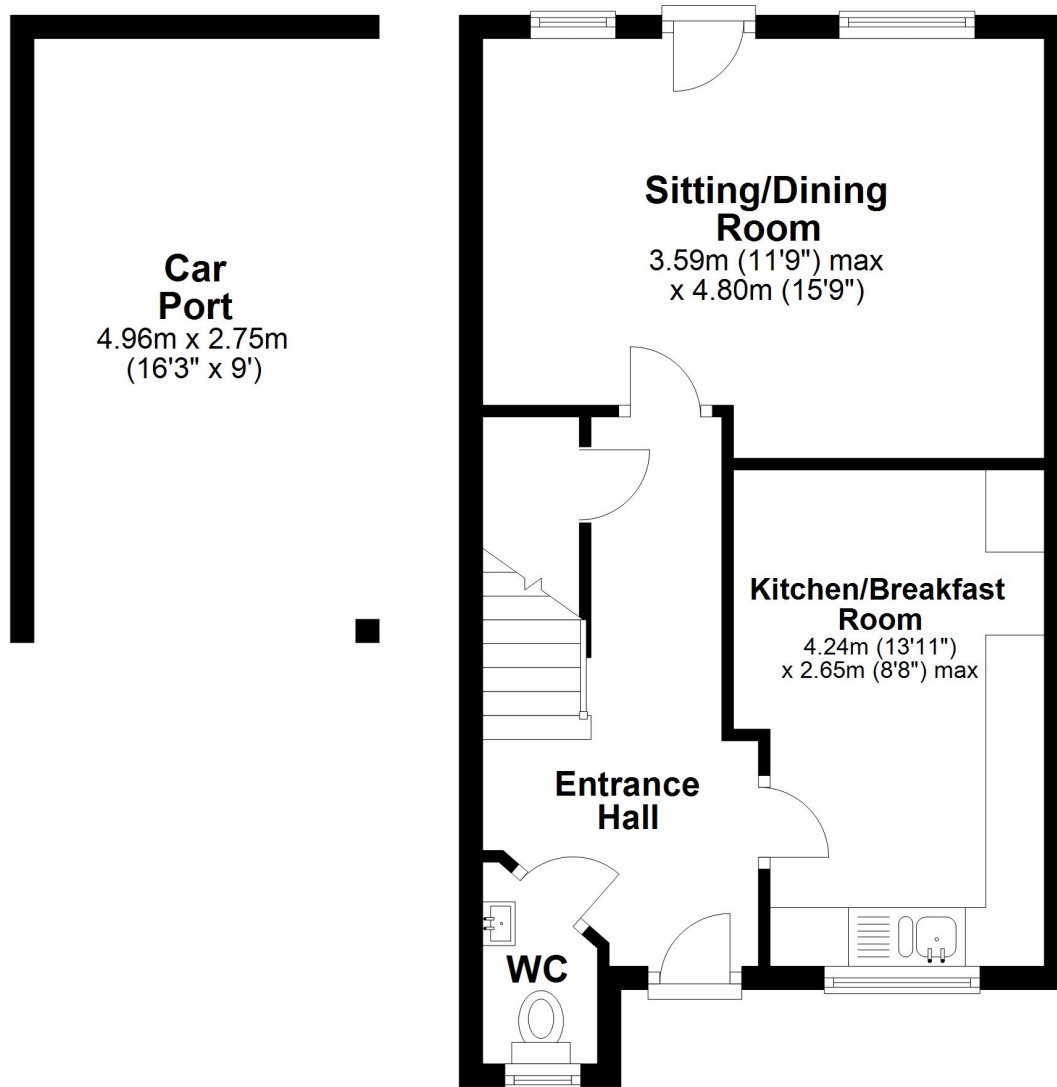
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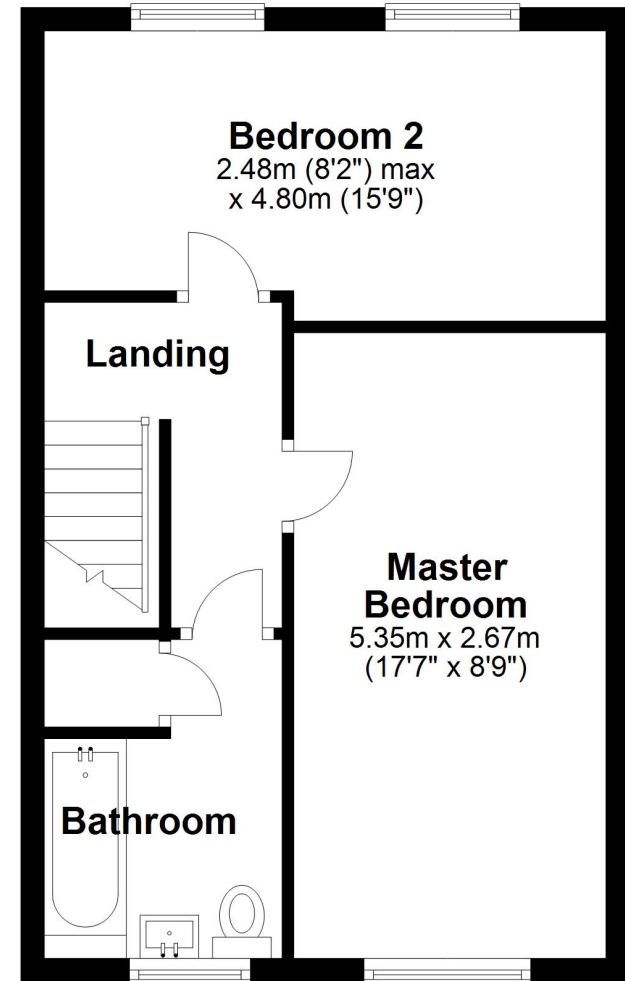
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 76.8 sq. metres (827.2 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.

