



Marines Drive, Faringdon  
Oxfordshire, Offers in Excess of £275,000

Waymark

# Marines Drive, Faringdon SN7 7UH

Oxfordshire

Freehold

**Terraced Family Home | Three Double Bedrooms | Open Plan Living Space | Established And Popular Location | Garage | Off-Street Parking | Private Rear Garden**

## Description

A fantastic opportunity to purchase this three double bedroom terraced family home. The property is located in an established and popular location within Faringdon, and is only a short walk to the market square, amenities and local schooling. The property also benefits from open plan living, off-street parking, garage and private rear garden.

The property comprises; Entrance porch, dual aspect open plan sitting/dining room with sliding doors out to the rear garden, kitchen with access out to rear garden, landing, family bathroom and three light and airy double bedrooms.

Externally there is off-street parking to the front of the property leading to the garage. The rear garden is private and mainly laid to lawn along with a spacious paved patio area and a storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating as well as 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Waymark  
Faringdon Office

T: 01367 820070  
E: faringdon@waymarkproperty.co.uk

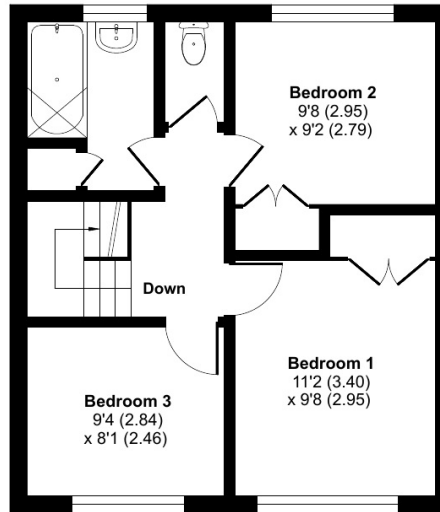
# Marines Drive, Faringdon, SN7

Approximate Area = 778 sq ft / 72 sq m

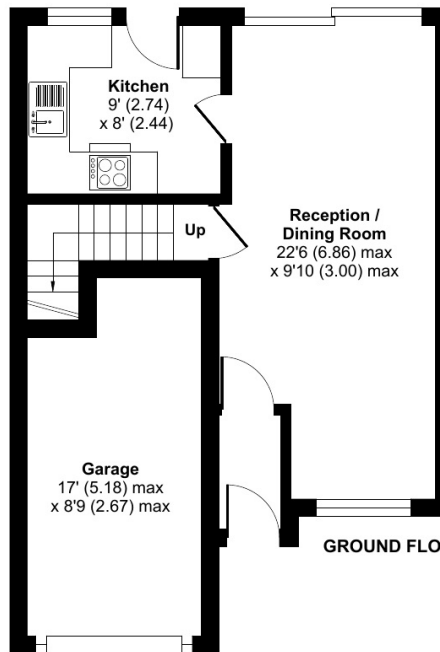
Garage = 131 sq ft / 12 sq m

Total = 909 sq ft / 84 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Waymark Property. REF: 839872

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