



1 Bell Cross, Church Street, Faringdon SN7 8AD  
Oxfordshire, Offers in Excess Of £260,000

Waymark



# Church Street, Faringdon SN7 8AD

Oxfordshire  
Freehold

Two Bedroom End Of Terrace Home | Sitting/Dining Room With Large Bay Window | Generous Master Bedroom | Private & Easy To Maintain Garden | Quiet & Peaceful Cul-De-Sac Position | Ideal For First Time Buyers & Investment Purchase

### Description

A fantastic opportunity to purchase this beautiful two bedroom end of terrace home located in a quiet and private spot in the heart of Faringdon. This delightful home offers a rare blend of privacy and convenience, perfectly positioned within walking distance of the town's historic centre, local amenities, and scenic countryside walks.

The accomodation comprises; Entrance hall, dual aspect kitchen with ample surface and cupboard space, sitting/dining room with a large bay window as well as gas fire place and understair storage cupboard, landing, neatly presented bathroom, a generously proportioned master bedroom, and a versatile second bedroom ideal for use as a guest room, nursery, or home office.

Externally, the property is situated in a quiet cul-de-sac location and offers a sunny and private courtyard garden laid to gravel and paving slabs, offering an easily maintainable outdoor space.

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, 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: B



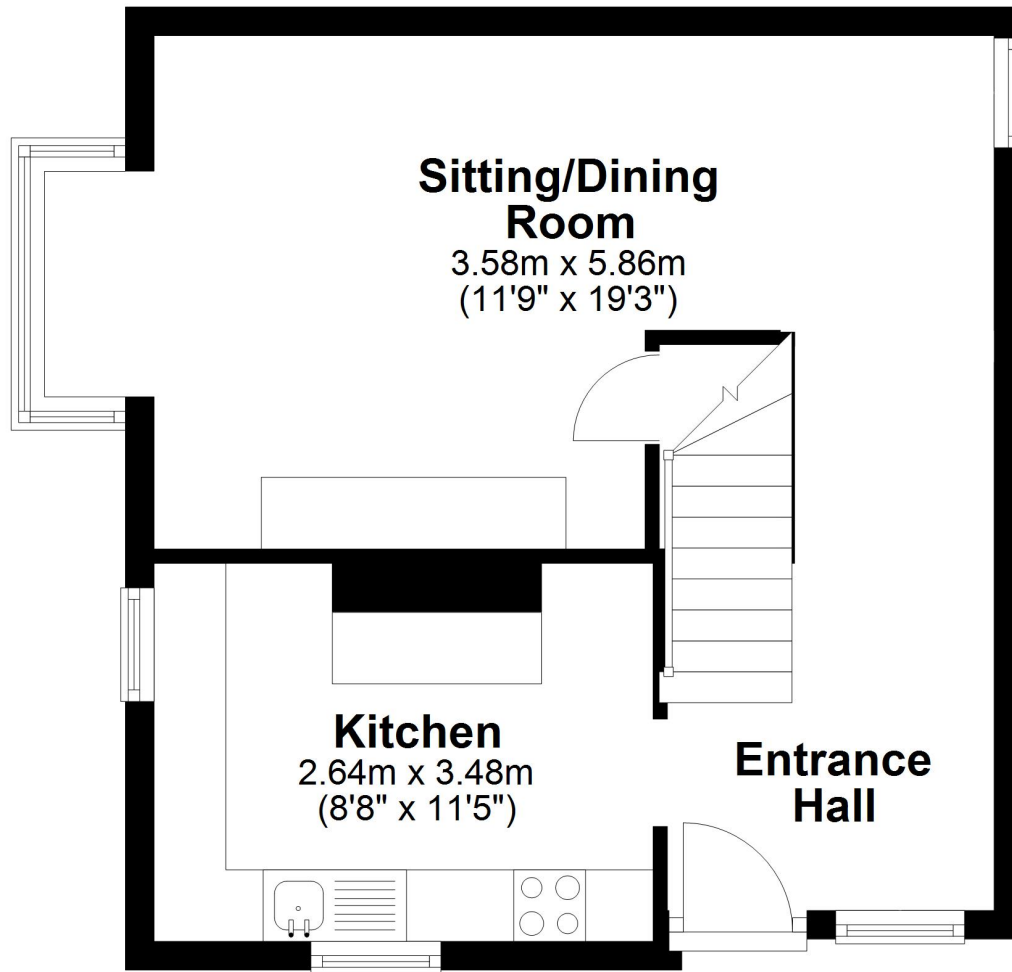
Waymark  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

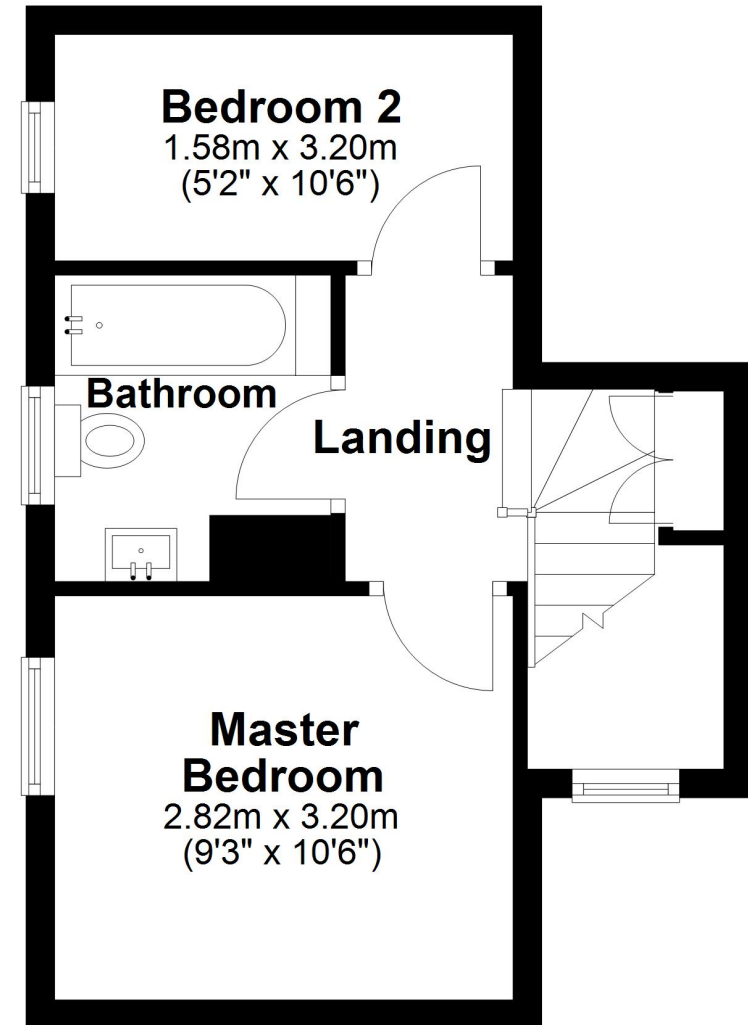
## Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



**Total area: approx. 63.3 sq. metres (680.9 sq. feet)**

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.



