



Mudstone Pike, Faringdon
Oxfordshire, Offers in Excess of £300,000

Waymark

Mudstone Pike, Faringdon SN7 7GW

Oxfordshire

Freehold

Modern Semi-Detached House | Two Double Bedrooms | Spacious Master Bedroom with Fitted Wardrobes and En-Suite | Two Reception Rooms | Including Modern Open Plan Kitchen/Diner With Bay Window | Spacious Sitting Room With French Doors Out To Garden | Two Modern Bathrooms | Landscaped Rear Garden | Driveway Parking For 2 Vehicles | Popular & Sought After Location

Description

A fantastic opportunity to purchase this beautiful and spacious two double bedroom modern semi-detached property, which is situated in a popular and sought after location on the outskirts of Faringdon, close to amenities including local shop, schooling and great commuter access onto the A420. The property also benefits from two reception rooms, two bathrooms, landscaped front and rear gardens as well as driveway parking for two cars.

The property is immaculate throughout and still has circa 5 years left of NHBC. The property comprises; Entrance hall with built-in storage cupboard, downstairs w/c, modern open plan kitchen/diner with built-in appliances and bay window, spacious sitting room with French doors and windows out to the garden, landing, modern family bathroom and two double bedrooms, master is spacious and benefits from both large fitted wardrobes and a modern en-suite shower room.

Outside, to the front, there is a block paved driveway providing off-street parking for two vehicles side by side. There is also a small front garden. The sunny rear garden is West facing and has been landscaped, it is mainly laid to lawn along with a spacious paved patio area which is perfect for outside dining and entertaining. There is also well stocked flower boarders and a 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

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.

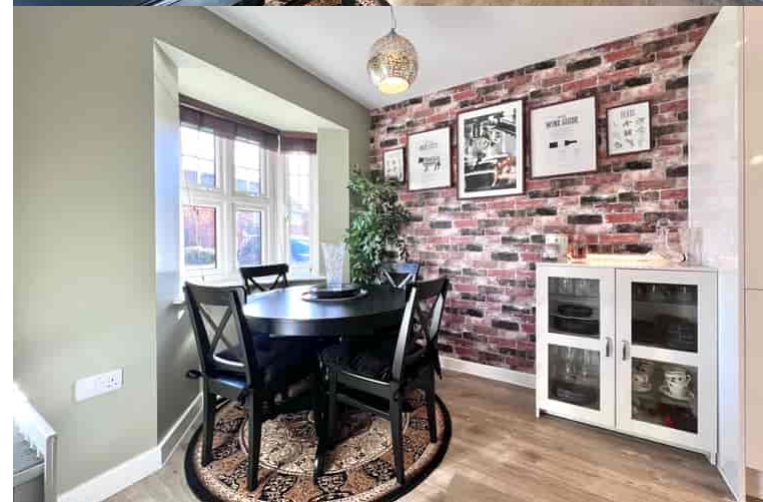
Viewing Information

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+)	A		96
(81-91)	B	83	
(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	

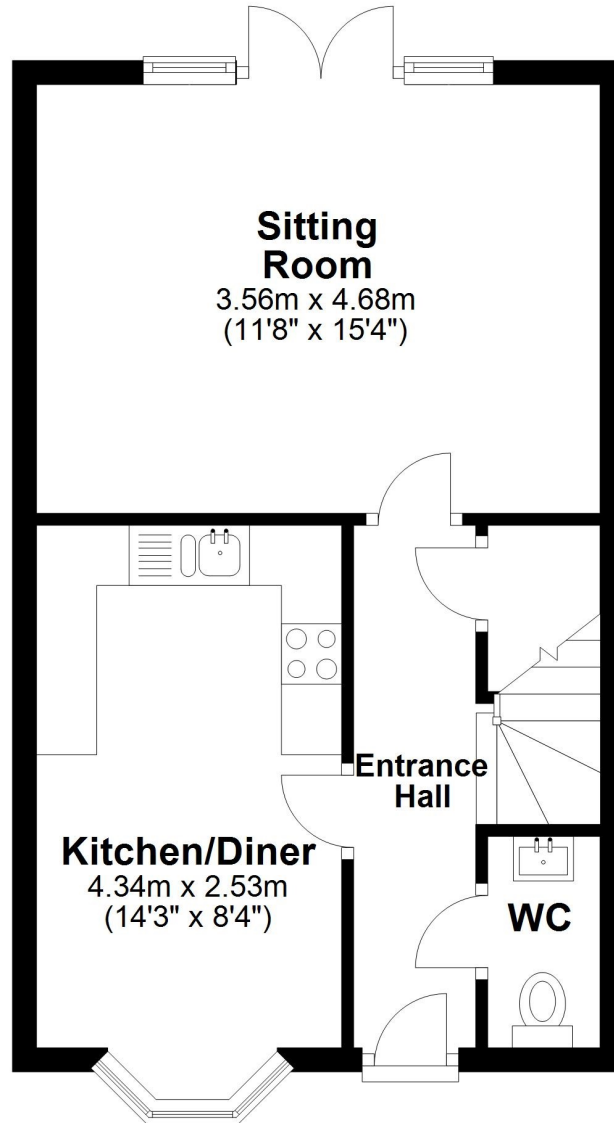


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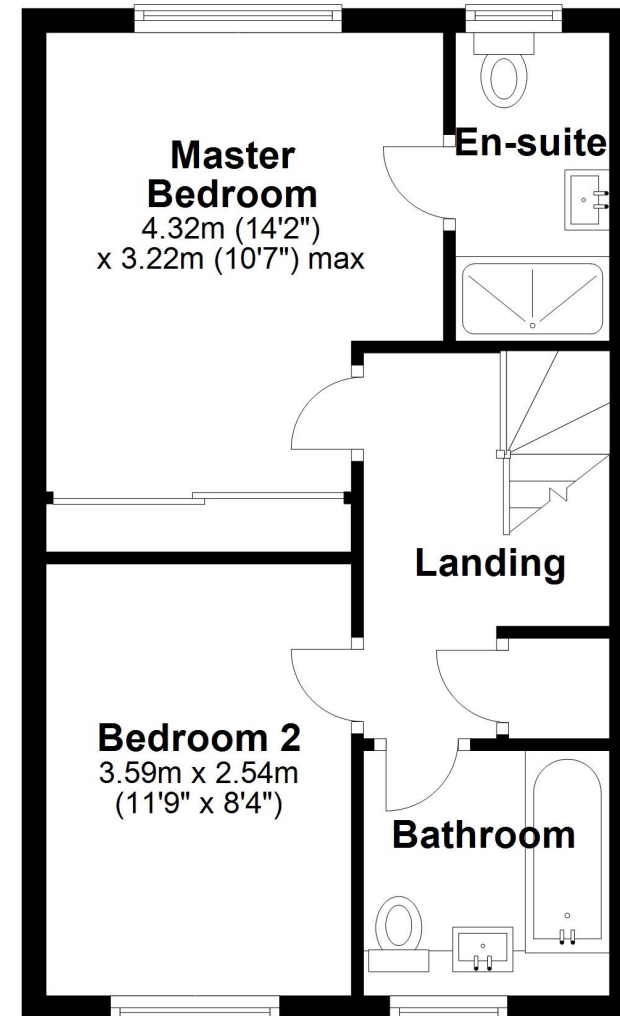
Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 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.

