



17 Clocktower Court Coxwell Road, Faringdon

Guide Price £240,000

Waymark

17 Clocktower Court Coxwell Road

Faringdon

A fantastic opportunity to purchase this beautifully presented one to two bedroom end-of-terrace property, which has been thoughtfully refurbished by the current owner to a high and exacting standard. The property offers stylish and versatile accommodation, combined with excellent outside space, driveway parking and a garage. Ideally positioned close to local amenities and schooling, the property also benefits from excellent commuter connections via the nearby A420, providing convenient access towards both Oxford and Swindon.

The ground floor comprises a stunning open-plan living space, creating a fantastic modern environment for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units, some integrated appliances and a useful breakfast bar, whilst French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing a seamless connection between the inside and outside spaces. To the first floor is a modern family bathroom and a particularly spacious double bedroom, which is currently arranged with a dedicated dressing room. The property was originally constructed as a two-bedroom home, and the current owners have chosen to utilise the second bedroom as a dressing room. This could readily be converted back to create two separate bedrooms if required.

The first floor also provides access to the loft space, which has been boarded and benefits from lighting, providing excellent additional storage. The modern combi-boiler is also located within the loft.

Outside, the property enjoys attractive landscaped gardens to both the front and rear. The front garden is enclosed by a gate and is predominantly laid to gravel, with a selection of mature shrubs and plants, along with a couple of benches providing a pleasant space to sit and enjoy the garden. A driveway provides off-street parking for two vehicles and leads to the single garage, which is conveniently positioned to the rear of the property.

The property is offered to the market freehold and is connected to mains gas, electricity, water and drainage. Heating is provided by mains gas central heating via a modern combi-boiler, with UPVC double glazing throughout.

There is a management charge of approximately £601.85 payable every six months, which covers the buildings insurance, maintenance of the roof and management of the shared external areas.





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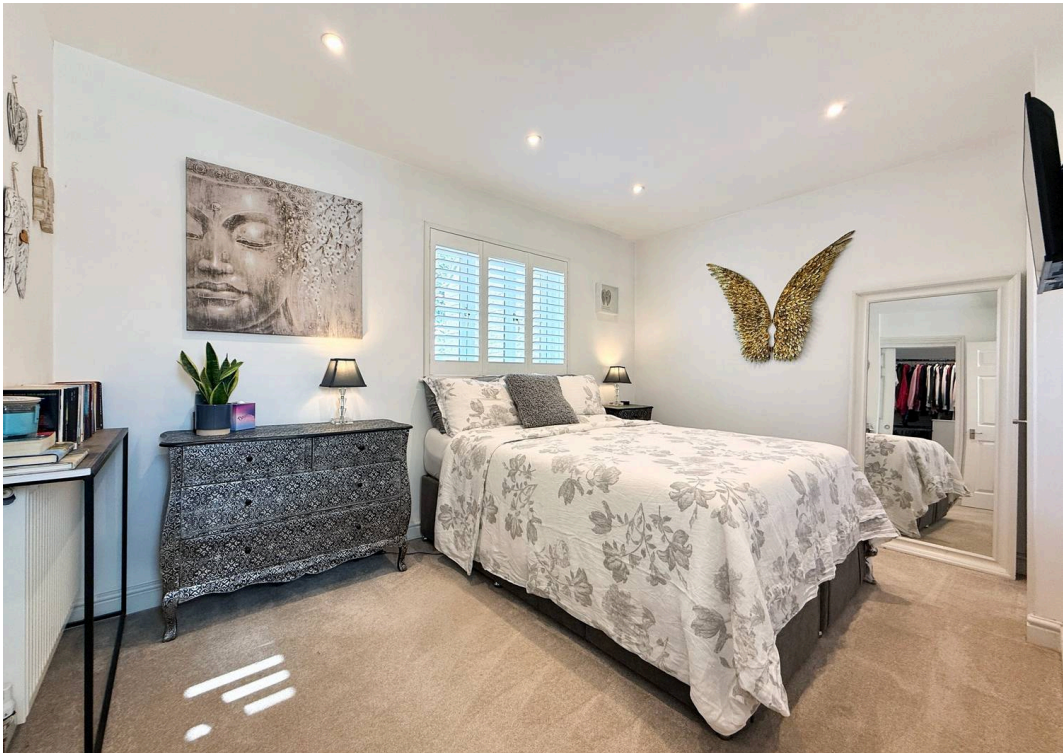
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by 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.

Council Tax band: C

Tenure: Freehold

- End-Of-Terrace Property
- Recently Refurbished To A High Standard Throughout
- 1-2 Bedrooms
- Beautiful Kitchen With Breakfast Bar
- Open Plan Living
- Landscaped Front And Rear Gardens
- Private Rear Garden With Two Seating Areas
- Garage And Driveway Parking
- Modern Mains Gas Combi-Boiler & Central Heating
- Close To Amenities, Local Schooling And Great Commuter Access To A420







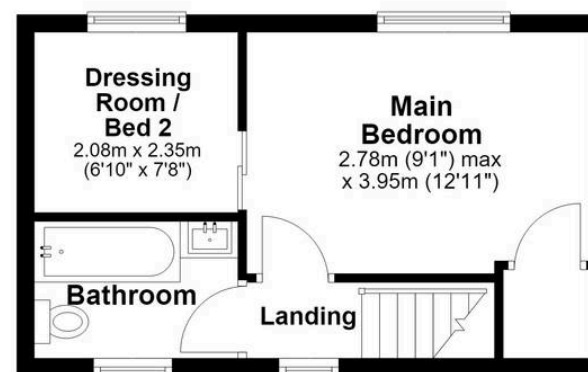
Ground Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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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. Floorplan – This plan is for illustrative purposes only.