



1 Regent Mews, Gloucester Street

In Excess of £150,000

Waymark

1 Regent Mews

Gloucester Street, Faringdon

A fantastic opportunity to purchase this two double bedroom, end of terrace maisonette situated in the heart of Faringdon, just a short walk from the town centre and its range of amenities. Offered to the market with no onward chain, the property benefits from a spacious reception room, allocated parking, and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers or investors.

The accommodation comprises an entrance hall with stairs rising to the first floor, where there is a light and spacious sitting/dining room, kitchen, and family bathroom. The second floor features two generous double bedrooms.

Externally, the property benefits from an outdoor store to the front, a communal garden to the rear, and an allocated parking space.

The property is leasehold with approximately 148 years remaining on the lease. It is connected to mains gas, electricity, water, and drainage, with mains gas central heating. There is a bi-annual maintenance charge of £650, which includes the building insurance.

- No Onward Chain
- End Of Terrace Maisonette
- Two Double Bedrooms
- Spacious Sitting/Dining Room
- Town Centre Location
- Allocated Parking Space
- Communal Garden
- Walking Distance To Local Amenities
- Ideal For First-Time Buyers Or Investors





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Gloucester Street, Faringdon

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

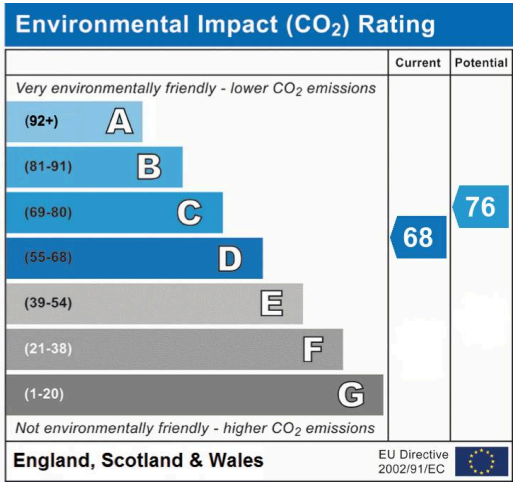
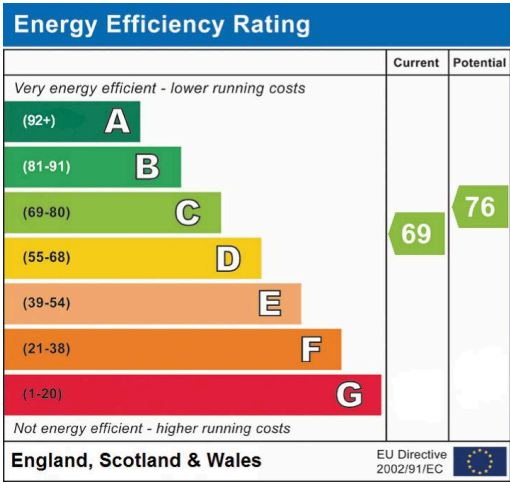
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Total area: approx. 69.2 sq. metres (744.8 sq. feet)

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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.