



21 Marlborough Gardens, Faringdon

Guide Price £175,000

Waymark

21 Marlborough Gardens

Faringdon

A fantastic opportunity to purchase this two-bedroom semi-detached bungalow, quietly tucked away in the heart of Faringdon and offering excellent potential for modernisation.

The accommodation comprises an entrance hallway, a comfortable sitting/dining room, kitchen, two bedrooms and a bathroom. While the property would benefit from updating throughout, it provides an excellent opportunity for a purchaser to modernise and personalise the home to their own taste and requirements.

Outside, the property enjoys a particularly private rear garden with a pleasant southwest-facing aspect. The garden is mainly laid to lawn and also benefits from an external storage cupboard.

The property is offered for sale freehold and benefits from mains gas, electricity, water and drainage.

With its central location, private garden and scope for improvement, this property presents an exciting opportunity for those looking to create a home to their own specification.

Viewing is highly recommended.

- Two-bedroom semi-detached bungalow
- Popular central Faringdon location
- Quiet and tucked-away position
- Spacious sitting/dining room
- Separate kitchen
- Private rear garden
- Southwest-facing garden
- External storage cupboard
- Freehold property
- Requires modernisation – ideal for improvement





21 Marlborough Gardens

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: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



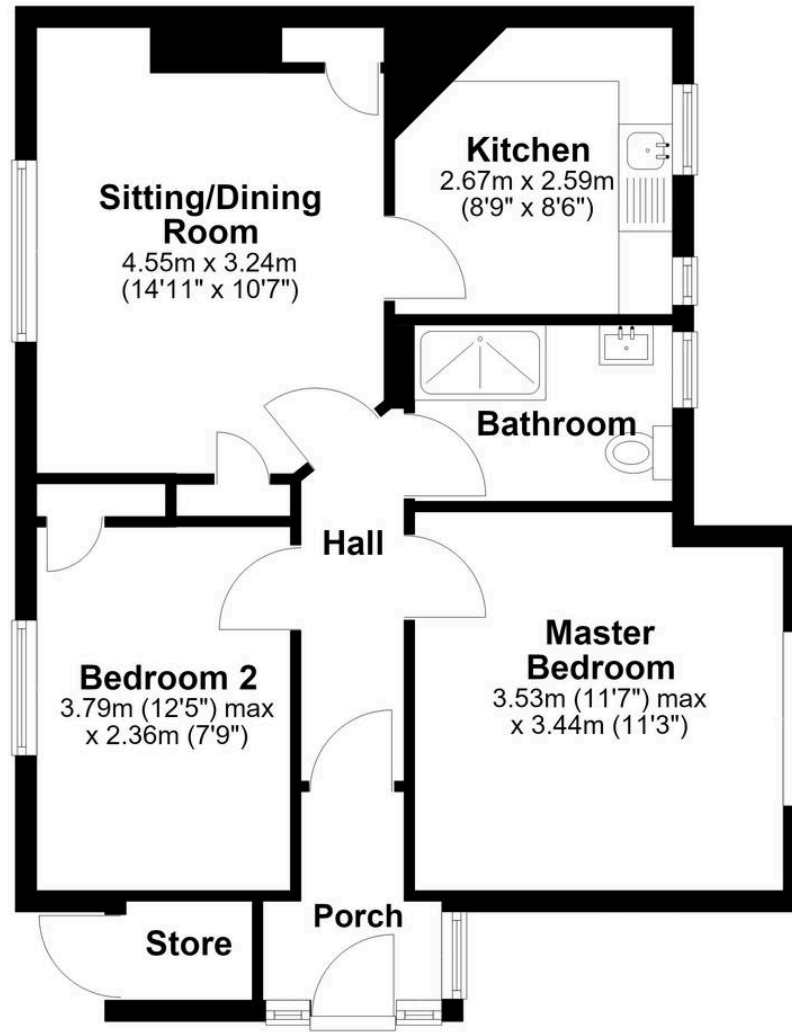




	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)
(excluding Bathroom, Hall)



Total area: approx. 45.4 sq. metres (488.7 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.