



Gravel Walk, Faringdon SN7 7JN

£180,000

Characterful mid terraced cottage, centrally located and within a conservation area of the town centre of Faringdon.

The Property

A characterful two bedroom property, centrally located within the town centre of Faringdon.

The property is entered into a sitting room with laminate flooring, an open fireplace and under-stairs storage cupboard. A sliding door opens to the rear hall, which provides useful ancillary storage space and pantry area, being open to the fitted kitchen. In the kitchen is ample storage, an integrated single electric oven with gas hob over, ceramic sink, tiled floor and space for a fridge/freezer and microwave. There is a velux window to the ceiling and door leading to the rear garden.

On the first floor is a bedroom with window to the front elevation, built-in storage and a large cupboard, in addition to a modern, refitted bathroom with white suite including a WC, wash basin and bath with shower over and space and plumbing for a washing machine. To the second floor is a large bedroom with built-in cupboards and characterful exposed beams to the ceiling, which offers access to the loft. There is extra floor space on both sides of the room below window level for storage.

To the rear is a pretty, enclosed rear garden which has been landscaped to include a raised flower bed and shrub borders. There is also a brick-built out house situated to the rear of a neighbouring property.

Non-allocated off-road parking is available to the front of the property.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the mini roundabout, turn right into Gravel Walk where the property can be found shortly before the next roundabout, on the left hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 0845 300 5452.

Local Authority

Vale of White Horse District Council

Services and Tenure

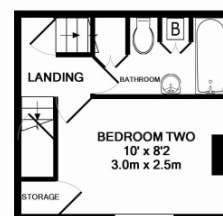
We believe the property is served by mains electricity, gas, water and drainage. The Tenure is understood to be Freehold. The above should be verified by your Solicitor or Surveyor.

EPC RATING: E

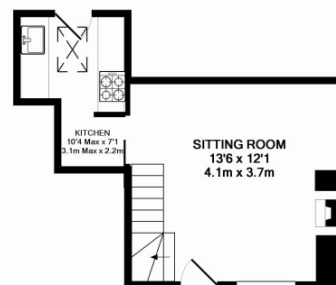
Ref: FAR/4050/MDM/010515



2ND FLOOR
APPROX. FLOOR
AREA 194 SQ.FT.
(18.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 194 SQ.FT.
(18.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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