



Connells

Waylands
Uffington Faringdon



Property Description

Brought to the market on a 40% share is this wonderful one bedroom property which is located on Waylands in the highly sought after village of Uffington. This provides an excellent and rare opportunity for a first time buyer that is looking to buy their first home. The property has been benefited with thoughtful upgrades by the current owner.

Upon entering the property you are met with an inviting entrance hall that goes on to lead to a fantastic sized lounge/dining room and a downstairs cloakroom that further supports the up stairs accommodation. There is also a wonderful kitchen located just off the lounge/dining room. The first floor accommodation comprises a fantastic three piece family bathroom and a wonderful master suite which is complete with ample integrated storage.

Externally this property provides access to one allocated off street parking space. Viewings are extremely recommended.

Entrance Hall

Door to front and understairs cupboard

Cloakroom

WC, wash hand basin and double glazed window to front.

Lounge

11' 4" x 10' (3.45m x 3.05m)
Double glazed window to front

Kitchen

10' x 8' (3.05m x 2.44m)
Double glazed window to rear and side, wall units, base units, sink with drainer, extractor fan, electric hob, fan oven and plumbing for washing machine.

Bedroom

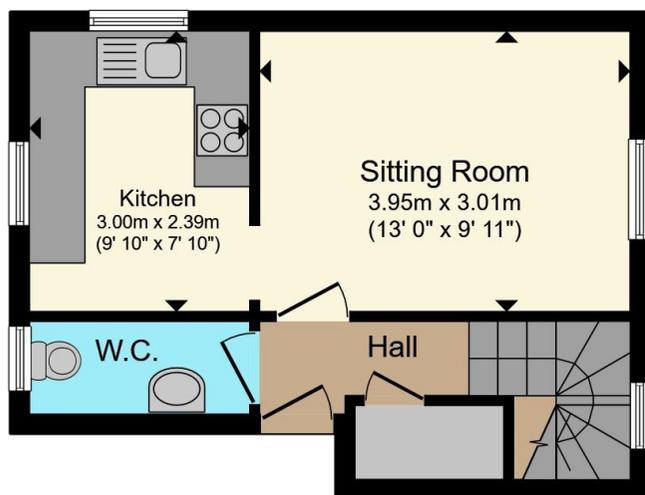
16' x 11' (4.88m x 3.35m)

Double glazed window to rear, two built in cupboards and loft access.

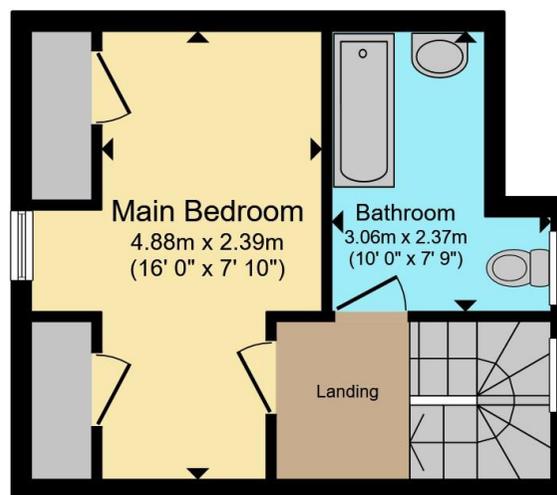
Bathroom

Double glazed window, shaver point, heated towel rail, WC, wash hand basin and bath with shower over.





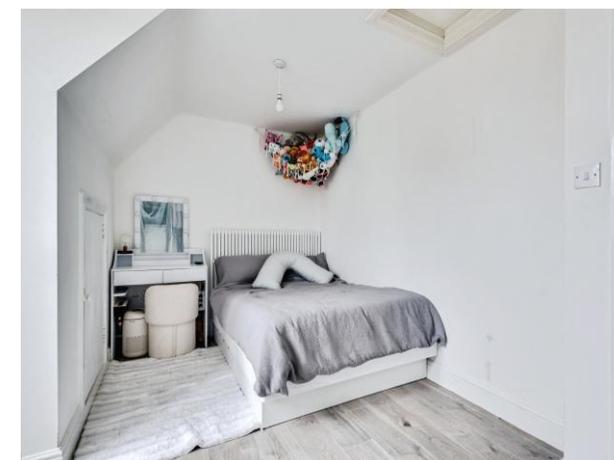
Ground Floor



First Floor

Total floor area 54.3 m² (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 2 Falklands House Black Bourton Road
 CARTERTON OX18 3DN

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CAR104121

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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