



**29 Gravel Walk, Faringdon SN7 7JN**

A delightful cottage hidden away within the heart of the town.....

**£220,000**

## The Property

A delightful cottage tucked away in a secluded location, just a short walk from the town centre and accessed via a right of way to the rear of a terrace of cottages.

The accommodation comprises a small entrance hall leading to a refitted kitchen with a range of wall and floor mounted units, integrated eye-level double oven and dishwasher, and ample room for further appliances and a dining table. The sitting room enjoys an open fire and a door to the rear porch which, in turn, provides access to the garden.

To the first floor, there are two good-sized bedrooms and a family bathroom with a white suite which comprises a wash hand basin, WC and panelled bath.

Outside, the sunny garden is laid mostly to lawn with a seating area to enjoy the views beyond.

## Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the mini roundabout, turn right into Gravel Walk and just before the next mini roundabout, there is a terrace of stone cottages. Next to the door of no.31, an archway leads you behind the terrace where the path leads to the property.

## Viewings

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

## Local Authority

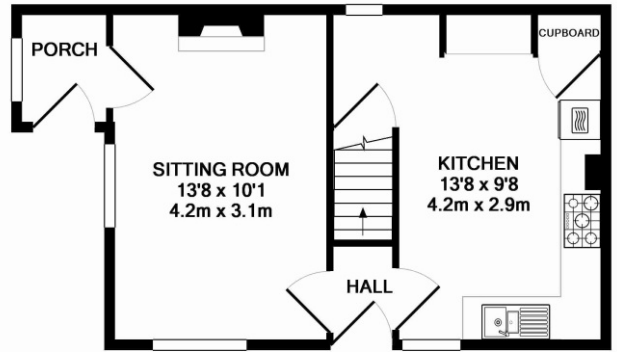
Vale of White Horse District Council

## Services and Tenure

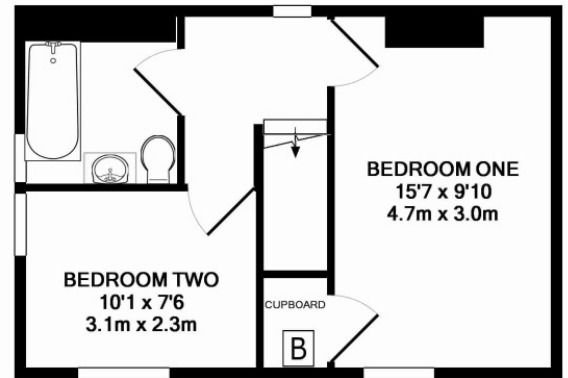
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

## EPC rating: D

**Ref:** FAR/4231/ST/090416



GROUND FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.6 SQ.M.)



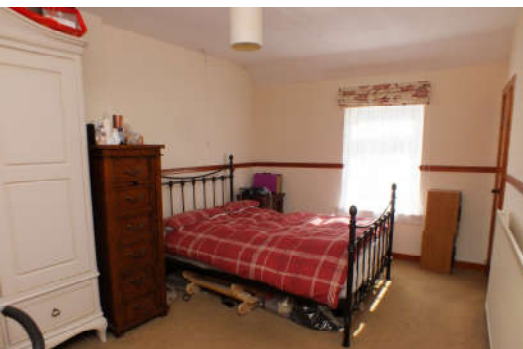
1ST FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 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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**disclaimer:** these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

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16 Market Place, Faringdon, Oxfordshire SN7 7HP  
T: 01367 240 356 E: faringdon@perrybishop.co.uk