

3 Eaton Close

Faringdon, Oxfordshire SN7 7FG



Four good-sized bedrooms, two bath/shower rooms | Living room with views on to the rear garden
Separate dining room and study | Enclosed private rear garden
Off-street parking | EPC C

Guide Price £325,000

3 Eaton Close

Faringdon, Oxfordshire SN7 7FG



4 Bedrooms



2 Bathrooms



3 Receptions

This four-bedroom mid-terrace house is located in a popular part of Faringdon, convenient for access to the A420 for Oxford, Swindon and the M4. The property is arranged over two floors and offers spacious accommodation throughout the property.

The accommodation comprises an entrance hall with stairs rising to the first-floor landing and doors leading to all ground floor rooms. There is a large sitting room with French doors leading on to the rear garden, a dining room with a window to front and, across the hall, a study. To the rear of the property is the kitchen, which is fitted with a range of wall and base units and benefits from patio doors leading to the rear garden. A utility room with separate WC completes the ground floor accommodation.

On the first floor, leading off the landing, there are four very good-sized bedrooms. The master bedroom further benefits from having an en suite shower room. Finally, a modern family bathroom completes this floor.

Outside, there is an enclosed rear garden with gated access to the rear. This offers a patio area, raised gravel areas and a shed. To the front, there is off-road parking on the driveway.

Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a Family Centre. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and





affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and in 2004, Faringdon became the first Fairtrade town in the South East of England.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, continue over into Coxwell Street/Coxwell Road and just before the brow of the hill, turn right into Coleshill Drive. Eaton Close is the second turning on the left.

Services & 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.

Local Authority

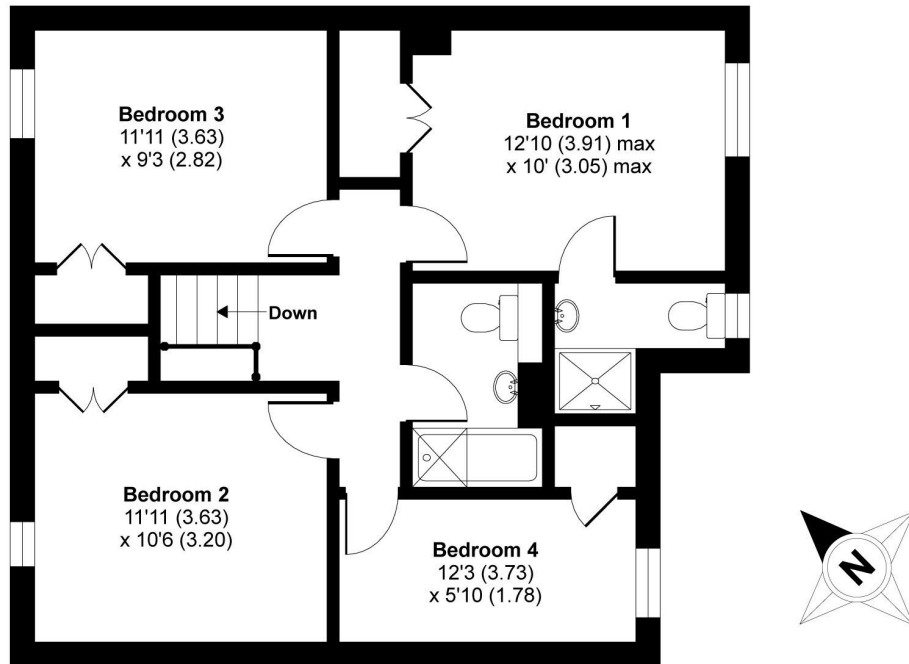
Vale of White Horse District Council

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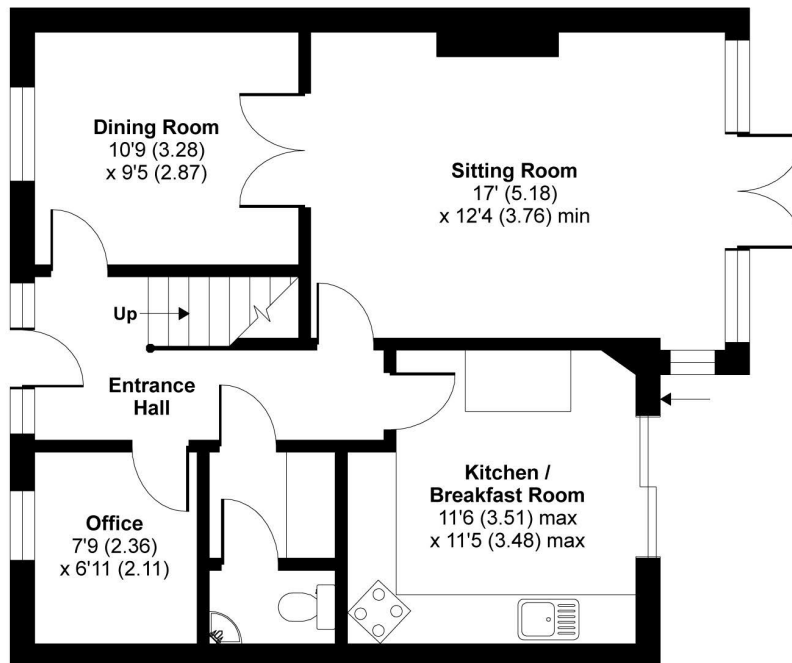


Eaton Close, Faringdon, SN7

APPROX. GROSS INTERNAL FLOOR AREA 1328 SQ FT 123.4 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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