

RESIDENTIAL DEPARTMENT

**43 GRAVEL WALK
FARINGDON
OXFORDSHIRE
SN7 7JN**

£130,000



A modernised one bedroom end of terrace cottage located in the town centre with a southerly facing garden.

WE OFFER THE COMPLETE PROPERTY SERVICE

Residential Estate Agency and Valuations – We offer you an individual service to enable you to get the best possible price for your home. Contact us for a free valuation.

Lettings and Management – We provide a tailor-made property management service to suit individual needs. If you are a potential or existing landlord or tenant, call us and we will be happy to help.

Survey and Valuations – Our “sister” company, Cotswold Surveyors, are fully qualified Members of the Royal Institution of Chartered Surveyors. We can provide a homebuyer report if you purchase a house from another agent.

Land and New Homes – We can offer you a free market appraisal of land and buildings including planning advice. We can offer sales and acquisition advice to both land owners and developers.

Free Impartial Mortgage and Remortgage Advice available from all branches.

Linked to other offices – Perry Bishop and Chambers have offices in Cheltenham, Cirencester, Faringdon, Nailsworth and Tetbury, as well as a Marble Arch office in London. We are part of the National Homes Network with access to independent estate agents nationwide.

Visit us at www.perrybishop.co.uk

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.

LOCAL AUTHORITY Vale of the White Horse District Council

FOR CLARIFICATION: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 furnishings. Prospective buyers should be aware that the photography, either internal or external, might have been taken with the assistance of a wide-angled lens.

For further information, do not hesitate to contact us on 01367 240356.

DISCLAIMER Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representations 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 (including the auctioneer) make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

16 Market Place, Faringdon, Oxon. SN7 7HP

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www.perrybishop.co.uk

CHARTERED SURVEYORS, ESTATE AGENTS AND VALUERS, LETTINGS AND MANAGEMENT, LAND AND NEW HOMES

THE PROPERTY

Offered with No Onward Chain is this one bedroom end of terrace cottage which was rebuilt approximately four years ago.

The accommodation comprises a sitting room, fitted kitchen with built in fridge, oven, hob and extractor, a utility room and cloakroom on the ground floor. On the first floor is a double bedroom and a spacious shower room.

To the front of the property is a spacious garden which includes two storage sheds. The property is heated by way of a gas fired boiler to radiators and is UPVC double glazed throughout.

DIRECTIONS

From Faringdon Market Place proceed through Cornmarket and into Marlborough Street. At the mini roundabout bear right into Gravel Walk. The access to number 43 can be found on the left hand side immediately before the Faringdon Motor Parts shop and to the left hand side of the access drive to the Faringdon Bowls Club. The property is one of three situated behind the majority of the cottages that front the road in Gravel Walk.

VIEWINGS

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

OFFER PROCEDURE AND MORTGAGE SERVICES

Perry Bishop and Chambers are contracted by the seller to establish how anyone who wishes to offer on a property intends to fund its purchase and their buying status. When making an offer you will be asked a series of questions relating to the means by which you intend to buy the property and whether or not your offer is dependent on the sale of another property.

Perry Bishop and Chambers have in-house Mortgage Advisors, who are able to source the whole of the market place to provide fast and clear comparisons. Their confidential, no obligation service is tailored to your particular needs and they are able to shop around on your behalf.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

SURVEY AND VALUATION

Perry Bishop and Chambers has a locally based “sister” company, 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.

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

SITTING ROOM

3.68m (12ft 1in) x 3.35m (11ft 0in)

UPVC double glazed door to front, UPVC double glazed window to front, radiator, wall light points, fireplace with fitted gas fire.

KITCHEN

2.79m (9ft 2in) x 2.36m (7ft 9in)

Fitted with a modern range of built in cupboards and drawers under laminated work tops, range of matching wall cupboards, stainless steel single drainer sink unit, built in electric oven and gas hob with extractor over, built in fridge, radiator, under stairs storage cupboard, wall mounted gas boiler, stairs to first floor.

UTILITY ROOM

1.73m (5ft 8in) x 1.68m (5ft 6in)

UPVC double glazed door to side, UPVC double glazed window to rear, radiator, work top with plumbing and space for washing machine, space for tumble dryer, wall mounted cupboard.

CLOAKROOM

UPVC double glazed window to rear, white suite comprising WC and wash hand basin.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM

3.71m (12ft 2in) x 3.35m (11ft 0in) max
UPVC double glazed window to front, radiator.

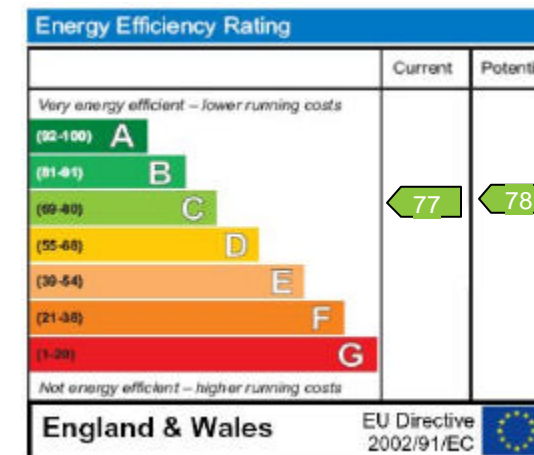
BATHROOM

UPVC double glazed window to rear, white suite comprising tiled shower cubicle, WC, wash hand basin, radiator.

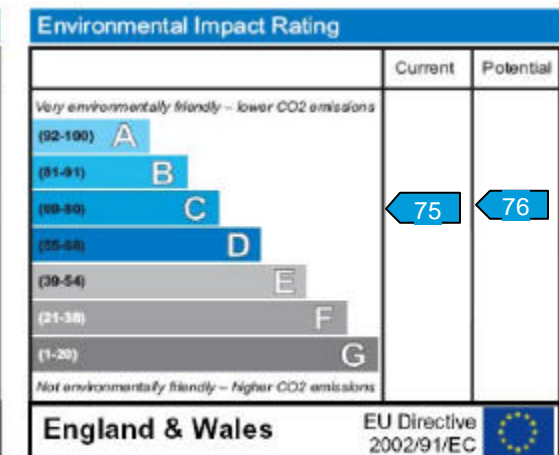
OUTSIDE

GARDENS

The gardens lie to the front of the property and enjoy a southerly facing aspect backing onto the bowls club. A footpath accessing the two adjacent cottages lies immediately to the front of the property and gives access to the garden.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.