



Marlborough Street, Faringdon SN7 7JP



welcome to

Marlborough Street, Faringdon

****OPEN HOUSE 11th of May**** Allen and Harris are pleased to bring to the market this large two bedroom ground floor maisonette located in the very popular market town of Faringdon and requires refurbishment and offers two double bedrooms, 16ft lounge, 25ft kitchen/diner, utility area and bathroom.



Lounge

16' 1" x 16' 1" (4.90m x 4.90m)

Front aspect window, laminated flooring, front aspect door and a radiator.

Kitchen

25' 2" x 10' 8" (7.67m x 3.25m)

Fitted kitchen comprising of eye and low level units with rolled edged worksurfaces over, tiled splashback, single bowl sink and drainer, cooker point, ceramic floor tiles and side aspect window.

Bedroom One

14' 9" x 12' 1" (4.50m x 3.68m)

Side aspect window and a radiator.

Bedroom Two

12' 9" x 10' 5" (3.89m x 3.17m)

Side aspect window and a radiator.

Store Room

11' 6" x 3' (3.51m x 0.91m)

Utility Area

Side aspect window, plumbing for washing machine, space for tumble dryer and tiled floor.

Bathroom

Fitted suite comprising of a panel enclosed bath with shower over, hand wash basin, low level w/c, part tiled walls, laminated flooring and a side aspect window.



view this property online allenandharris.co.uk/Property/HWT105597



welcome to

Marlborough Street, Faringdon

- Ground Floor Maisonette, Market Town Location
- Two Double Bedrooms
- 16ft Lounge
- 25ft Kitchen/diner
- Utility Area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.allenandharris.co.uk/Property/HWT105597) allenandharris.co.uk/Property/HWT105597



Property Ref:
HWT105597 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk