



**Merchant Crescent, Faringdon SN7 7EQ**



**welcome to**

**Merchant Crescent, Faringdon**

Stylish 2-Bedroom Mid-Terraced Home - On the edge of Faringdon with stunning countryside views!

Modern kitchen/diner - Two bathrooms + cloakroom - Enclosed garden - Driveway parking - Just a couple of years old!

Ideal for first-time buyers or a smart investment rental. Don't miss out!



### Entrance Hall

Front aspect door, radiator and doors to cloakroom and lounge.

### Cloakroom

Fitted suite offering low level wc, hand wash basin, tiled splash backs, radiator and extractor fan.

### Lounge

17' x 10' 2" ( 5.18m x 3.10m )

Front aspect window, radiator, stairs to the first floor, understairs cupboard and door to the kitchen.

### Kitchen/Dinner

13' 9" x 10' 6" ( 4.19m x 3.20m )

Fitted kitchen comprising of a range of eye and low level units, work surfaces, single bowl sink and drainer, fitted electric under the counter oven, hob with cooker hood, fitted fridge/freezer, fitted dishwasher, fitted washing machine, radiator, splash backs and rear aspect window and patio doors to the garden.

### First Floor Landing

Loft access, airing cupboard and doors leading to both bedrooms and bathroom.

### Bedroom One

11' 6" x 9' ( 3.51m x 2.74m )

Front aspect window, radiator, built in wardrobes and door to en-suite.

### En-Suite

Fitted suite comprising of shower enclosure, low level wc, hand wash basin, part tiled walls, radiator, extractor fan.

### Bedroom Two

13' 9" x 9' ( 4.19m x 2.74m )

Rear aspect window and radiator.

### Bathroom

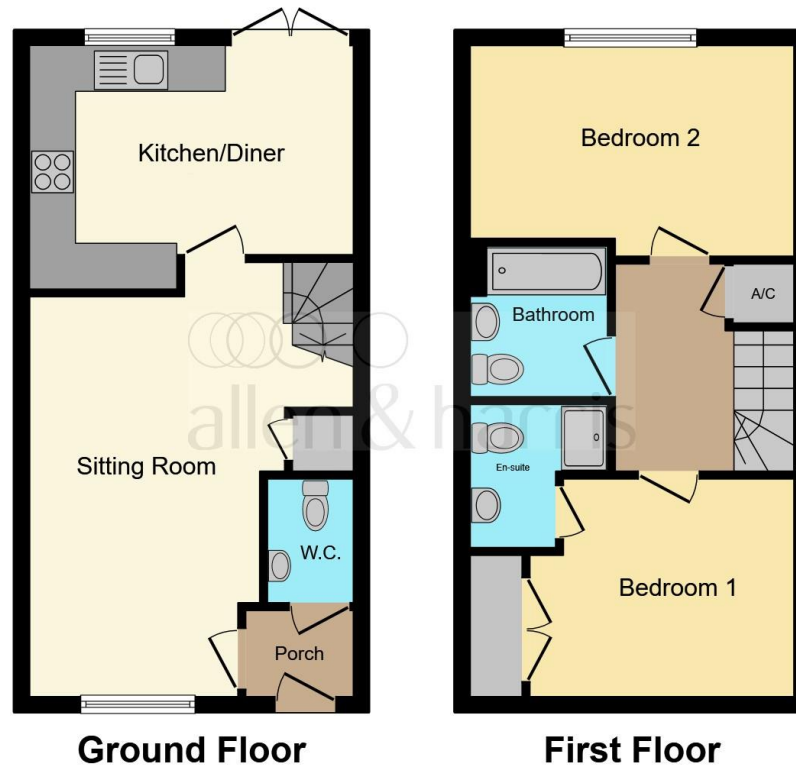
Fitted suite comprising of panel enclosed bath with shower over, low level wc, hand wash basin, part tiled walls, radiator and extractor fan.

### Garden

Enclosed by fencing, patio area, laid to lawn, side access gate, shed.

### Driveway

Driveway parking to the front for two cars. EV charging point.



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.focalagent.com](http://www.focalagent.com)



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## **Merchant Crescent, Faringdon**

- Stylish Mid-Terraced Home
- Two Double Bedrooms
- Two Bathrooms and Cloakroom
- Lounge
- Fitted Kitchen/diner

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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