



DOUGLAS & SIMMONS

1, Nichol Court, 1 Coxwell Street

Faringdon, Oxfordshire

# 1 Nichol Court, 1 Coxwell Street, Faringdon, Oxfordshire, SN7 7ES

## Guide Price £200,000 Freehold

Nestled in the heart of Faringdon, this attractive two bedroom semi-detached house on Nichol Court is a rare find. Boasting a prime town centre location, this property offers not just one, but two tandem parking spaces - a true gem in this area.

- No onward chain, with vacant possession
- Previously a successful rental property, investors ask us for details
- Attractive cottage style design
- 2 tandem parking spaces adjacent to the garden
- Low maintenance garden
- Town centre position near to schools and amenities
- 2 bedrooms
- Bathroom
- Hall
- Living room with French doors to the garden



### LOCATION

Faringdon is a thriving historic market town set in the beautiful South West Oxfordshire countryside. Famous for its 'Folly' constructed on the site of an Anglo-Saxon fort in 1935 by the writer, composer and 'bon viveur', Lord Berners, Faringdon has many local places of interest to visit and is well situated for easy access to Oxford, Cirencester, The Cotswolds, The Thames, Wantage, Abingdon and Witney. It boasts a variety of accommodation and many restaurants and pubs for good food, and there is a good range of education within the area including junior and infant schools, and Faringdon Community College. Excellent fast route access via the A420 Oxford – Swindon link where a regular route 66 bus service commutes every half an hour and through the town. There are many clubs and organisations within the town, further information can be found by accessing the town website [www.faringdon.org](http://www.faringdon.org)

## DESCRIPTION

Nestled in the heart of Faringdon, this attractive two bedroom semi-detached house on Nichol Court is a rare find. Boasting a prime town centre location, this property offers not just one, but two tandem parking spaces - a true gem in this area.

As you step inside, you'll be greeted by a cosy sitting room, and there is also a separate kitchen and a good sized hallway, and on the first floor, aside of the two bedrooms, there is a bathroom.

Outside, the enclosed rear garden offers a private low maintenance space and has access to the parking spaces adjacent, as well as convenient side access to the front of the property.

With vacant possession available, this property presents a fantastic opportunity for both homeowners and investors alike. Previously a successful rental property, investors please do ask us for further details.

One of the standout features of this property is the 2 tandem parking spaces, a true rarity in this sought-after location. Say goodbye to the hassle of searching for parking - your designated spaces await you.

Don't miss out on the chance to make this house your home. Contact us today for more information and to arrange a viewing.

### SERVICES

All mains services connected except gas.  
Electric night storage heating.  
EER-D.

### FLOOR AREA

498.00 sq ft

Vale of White Horse District Council

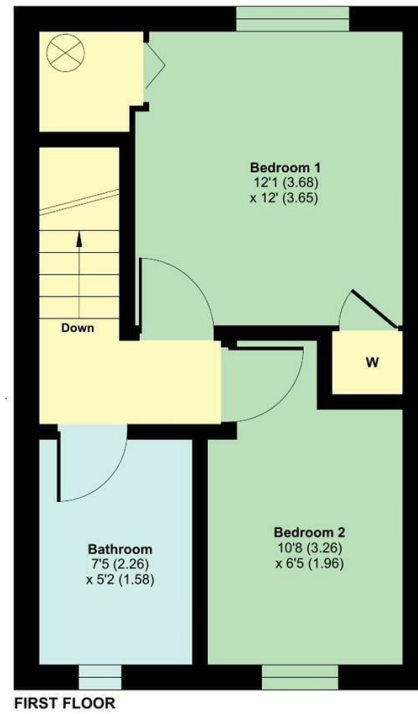
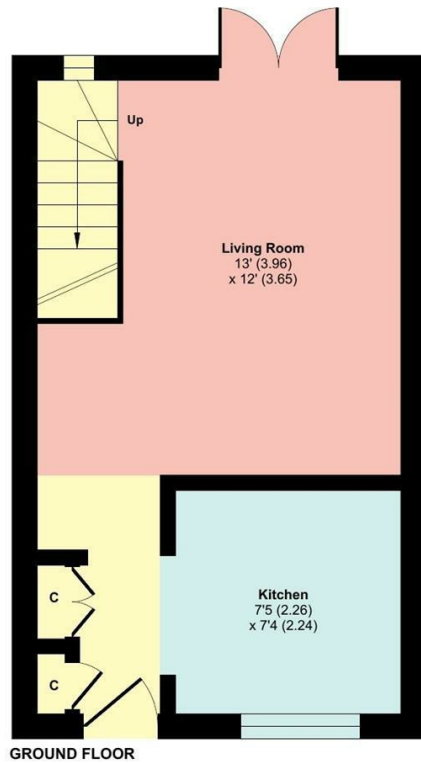
COUNCIL TAX BAND C



# Nichol Court, Faringdon, SN7 7ES

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Douglas and Simmons Ltd. REF: 1165589

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 7ES

what3words:///cascade.shopper.named As identified by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. GRD/rd 07.2024

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: sales@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: lettings@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk



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