



**73 Town End Road, Faringdon**

Guide Price **£315,000**

Waymark

# 73 Town End Road

## Faringdon

A fantastic opportunity to purchase this spacious three bedroom family home, situated in a popular and established residential area of Faringdon. The property is within walking distance of the town centre, local schooling, supermarkets, and a range of everyday amenities. Further benefits include open-plan living accommodation, a separate study, driveway parking, and a private rear garden.

The accommodation comprises an entrance porch, a bright kitchen with access to the rear garden, a spacious dual-aspect open-plan sitting/dining room centred around an electric fireplace, a study, and a utility room. Upstairs, there are three bedrooms and a modern family bathroom. Access to a fully boarded loft with lighting.

Externally, the property benefits from a driveway providing ample off-street parking. The private rear garden is predominantly laid to lawn with a paved patio, creating an ideal space for outdoor dining and entertaining. The garden also benefits from two substantial storage sheds, one with mains power and a rear access gate.

The property is freehold and connected to mains gas, electricity, water, and drainage. Heating is provided via a gas-fired central heating system. This excellent family home must be viewed to be fully appreciated.

Council Tax band: C

Tenure: Freehold





## 73 Town End Road

Faringdon

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.



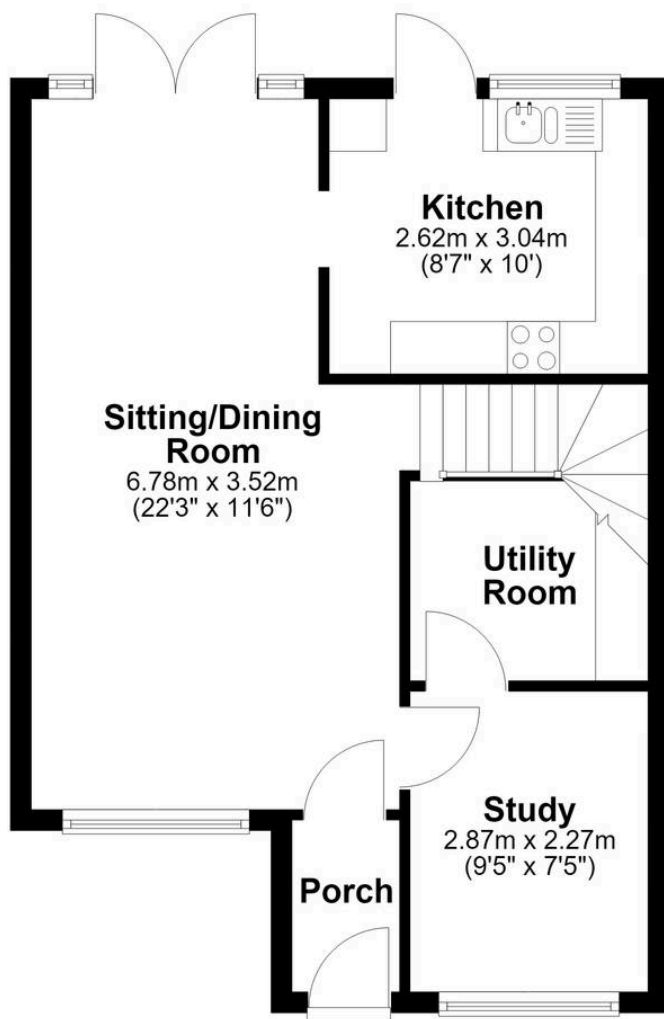
- Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Open Plan Living
- Updated Bathroom
- Private Rear Garden
- Driveway Parking
- Walking Distance To Town Centre
- Close To Schools & Local Amenities





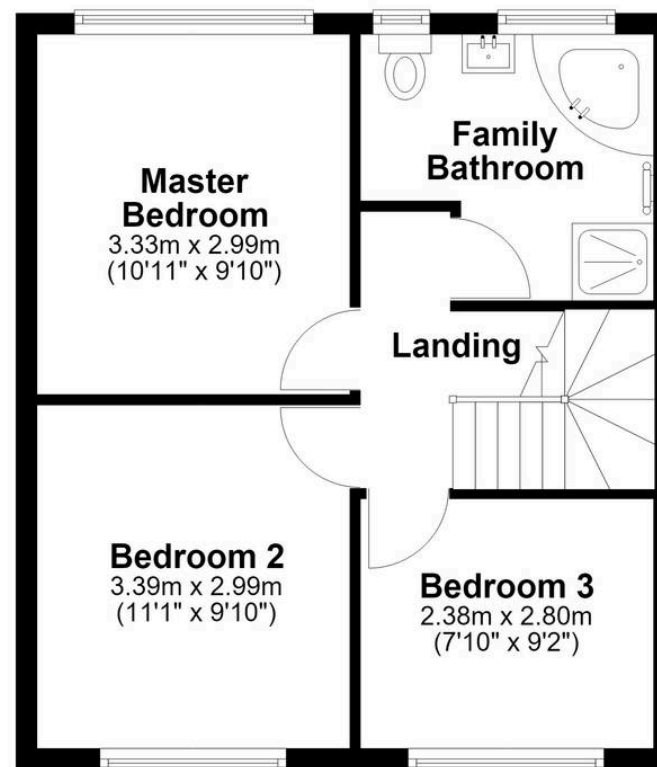
## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

## Waymark Property Limited

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.