

Proctor Way,Faringdon SN7 7UY

allen & harris

welcome to

Proctor Way, Faringdon

Immaculately presented three-bedroom semi-detached home in the popular market town of Faringdon. Built in an attractive Cotswold-style design and still benefiting from the remainder of its NHBC warranty. Featuring a spacious living room, stylish kitchen/diner, utility area, en-suite, enclosed garden



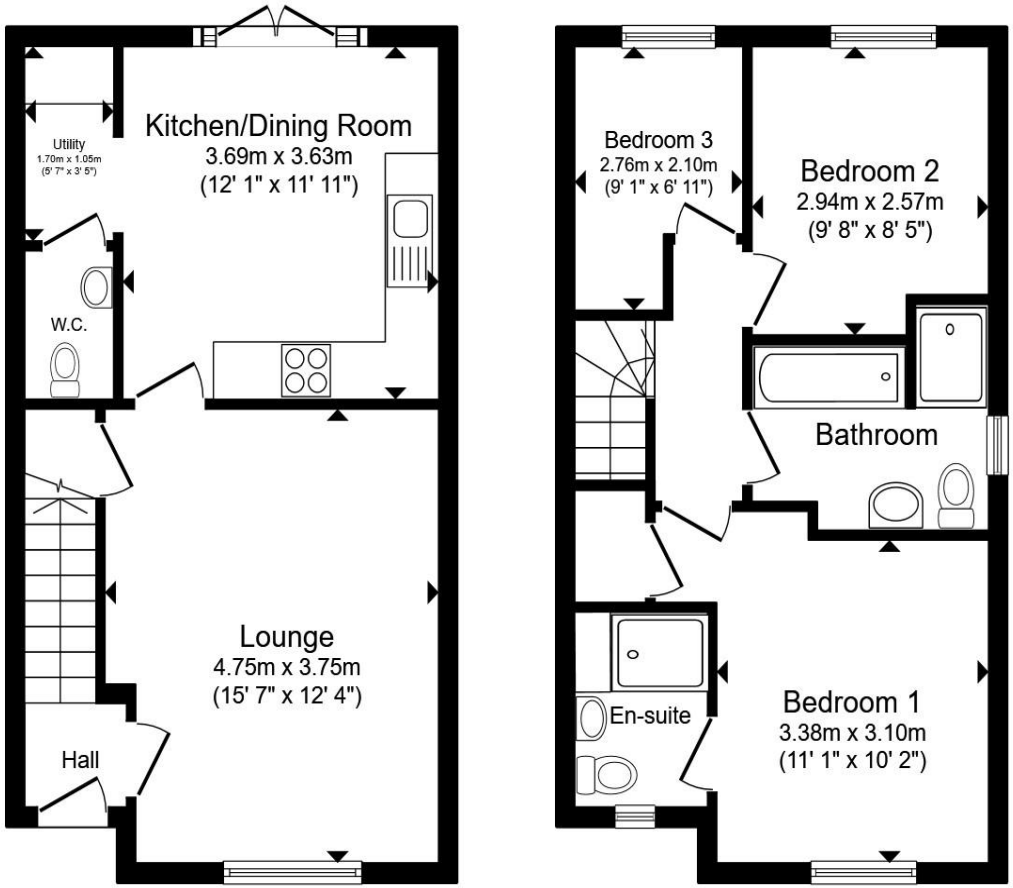












Entrance Hallway

Lounge

Kitchen/Diner

Utility Area

Cloakroom

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Rear Garden

Driveway

Total floor area 77.7 m² (837 sq.ft.) approx

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.propertybox.io

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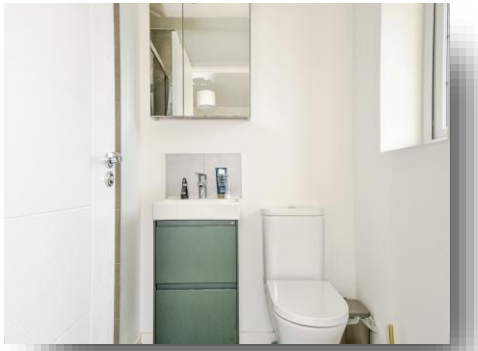
- **14k worth of extras added in from new**
- Immaculately Presented 3 Bedroom Semi-Detached Home
- Still Under NHBC Warranty
- Two Bathrooms and Cloakroom
- Modern Fitted Kitchen/diner with Separate Utility

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

£350,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106673

The Property Ombudsman

Property Ref:
HWT106673 - 0004

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

01793 762407

Highworth@allenandharris.co.uk

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

allenandharris.co.uk

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