



6 Liddiards Row, Faringdon

In Excess of £180,000

Waymark

6 Liddiards Row

Faringdon

A fantastic opportunity to acquire this charming two-bedroom terraced cottage, which is offered to the market chain free and presents an excellent opportunity for refurbishment and modernisation. Requiring a full renovation throughout, the property offers a prospective purchaser the chance to create a beautiful home entirely to their own taste and specification.

The property is situated in a quiet and sought-after position on Liddiards Row, in the heart of the popular market town of Faringdon. The row of cottages is accessed via a pedestrian gateway, creating a peaceful and private setting away from passing traffic. The property is conveniently positioned within easy reach of Faringdon's Market Place, local amenities, shops, cafés, public houses and schooling.

Parking is available beyond the gated entrance at the end of the no-through road. The parking is not allocated and is available on a first-come, first-served basis.

The accommodation is arranged over three floors and comprises; entrance porch, sitting room with potential fireplace, kitchen with access to the rear pathway and storage shed, first-floor landing, family bathroom and two spacious double bedrooms, with one bedroom located on the first floor and the second on the top floor.

The property is in need of full refurbishment throughout and is being sold as seen. The existing gas fire within the sitting room is currently condemned, and the mains gas combi boiler may also require updating or replacement as well as electrics and plumbing etc. The property is connected to mains gas, electricity, water and drainage.

Externally, the property benefits from a particularly generous and mature front garden, which is long in length and offers excellent potential for landscaping and improvement. The garden is currently overgrown and requires attention, but could become a lovely feature of the property. There is also an existing summer house, shed and greenhouse, all of which require some attention or could be removed to create a more attractive and usable garden. In addition, there is a useful stone-built storage area situated at the beginning of Liddiards Row, providing further storage space.

An exciting opportunity for a purchaser looking for a project, with the potential to transform this charming cottage into a stylish and characterful home in a highly convenient Faringdon location.

- Chain Free
- Full Refurbishment Required Throughout





6 Liddiards Row

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.

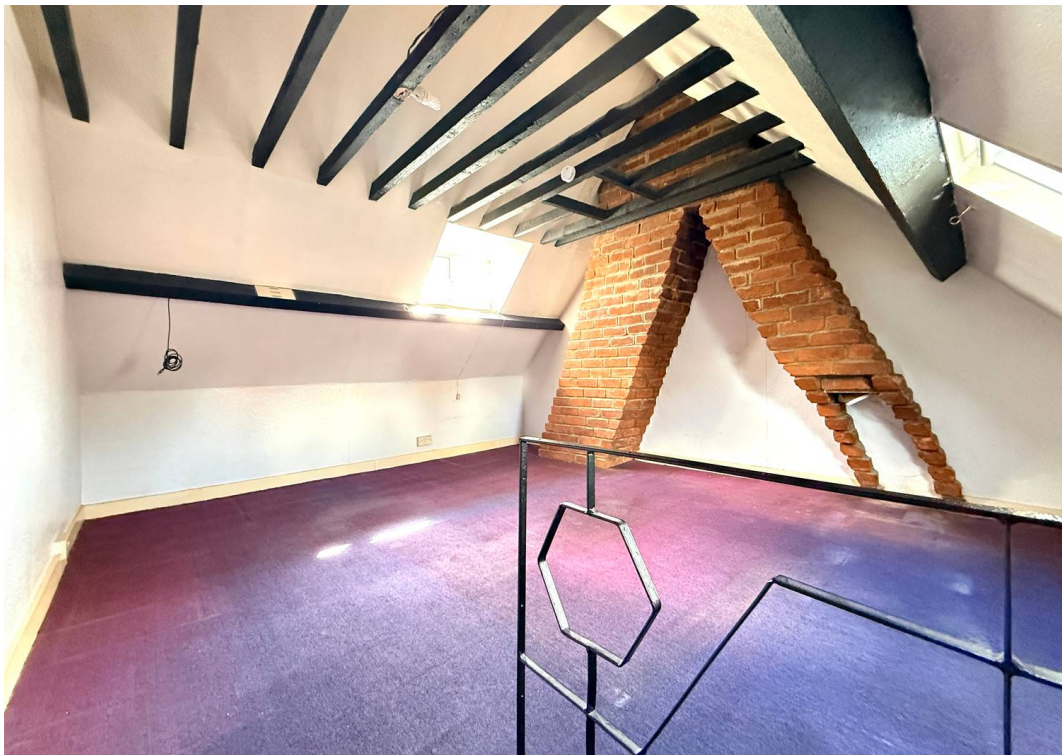
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Chain Free
- Full Refurbishment Required Throughout
- Terraced Cottage
- Open Plan Living Area
- Two Double Bedrooms
- Large Front Garden
- Quiet And Sought After Location
- Close To Market Place And Amenities

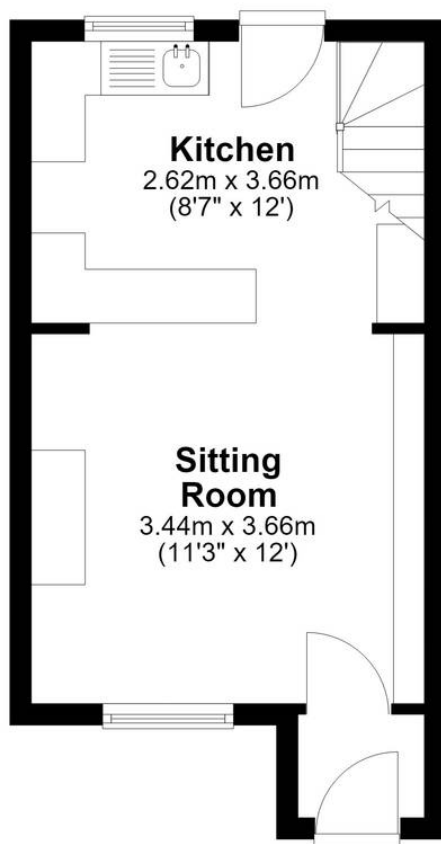






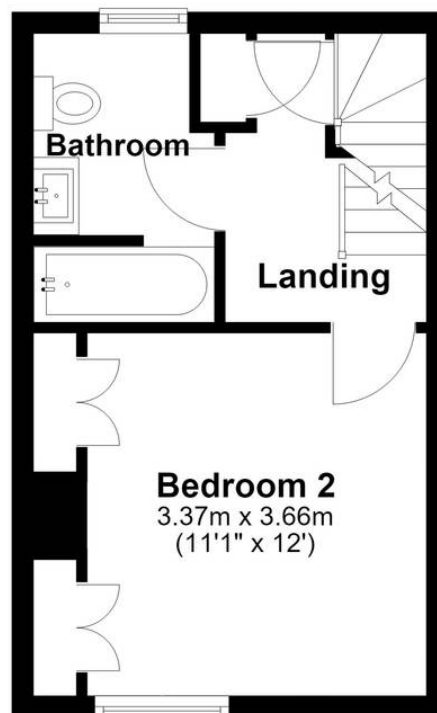
Ground Floor

Approx. 23.7 sq. metres (255.6 sq. feet)



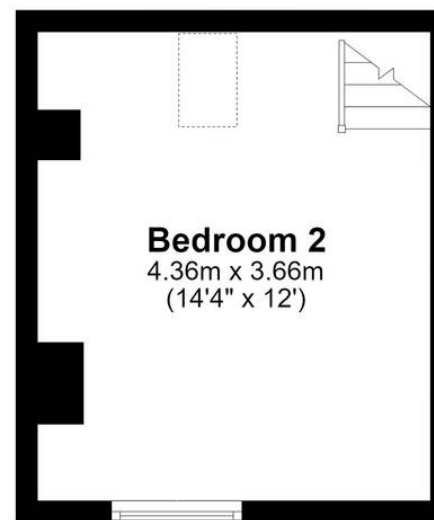
First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.5 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

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.