



20 Eagles, Faringdon

Guide Price £160,000

Waymark

20 Eagles

Faringdon, Faringdon

This two-bedroom ground floor maisonette presents an excellent refurbishment opportunity, situated in a quiet and well-established residential location in the heart of Faringdon. Conveniently positioned within walking distance of the historic Market Place and a wide range of local amenities, the property combines a peaceful setting with outstanding accessibility.

The accommodation is arranged on one level and comprises an entrance hall with a useful storage cupboard, an open-plan sitting/dining room offering good natural light, a separate kitchen, a bathroom, and two well-proportioned bedrooms. The layout provides a practical and flexible footprint, ideal for modernisation to suit a variety of lifestyles.

Externally, the property benefits from a low-maintenance rear garden, directly attached to the maisonette, offering private outdoor space. A garage en bloc provides valuable additional storage or parking.

Offered freehold, the property benefits from no ground rent or management charges, adding to its long-term appeal. Requiring refurbishment throughout, this maisonette represents a superb opportunity for buyers seeking to create a home to their own specification in a popular town location.

- No Onward Chain
- Ground Floor Maisonette
- Refurbishment Throughout Needed
- Two Bedrooms
- Open Plan Living Space
- Low Maintenance Rear Garden
- Garage En Bloc
- Freehold With No Ground Rent Or Management Charges
- Central Town Location, Close To Market Place And Amenities





20 Eagles

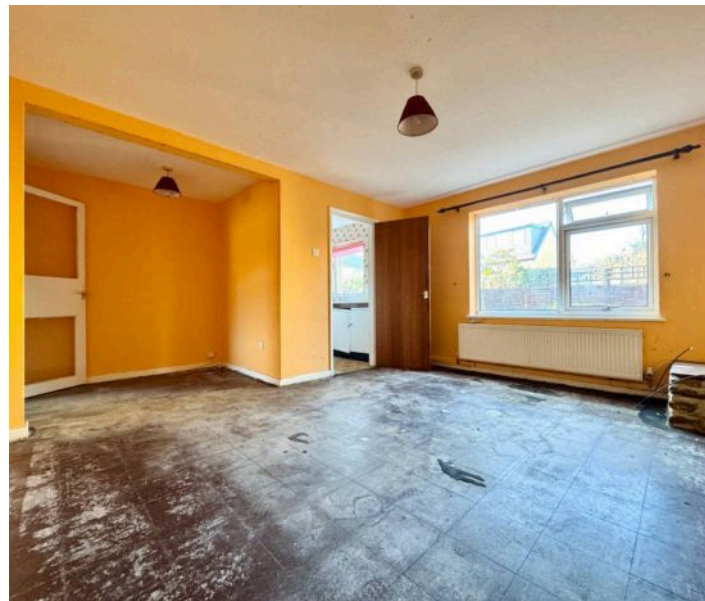
Faringdon, Faringdon

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C


EPC Environmental Impact Rating:





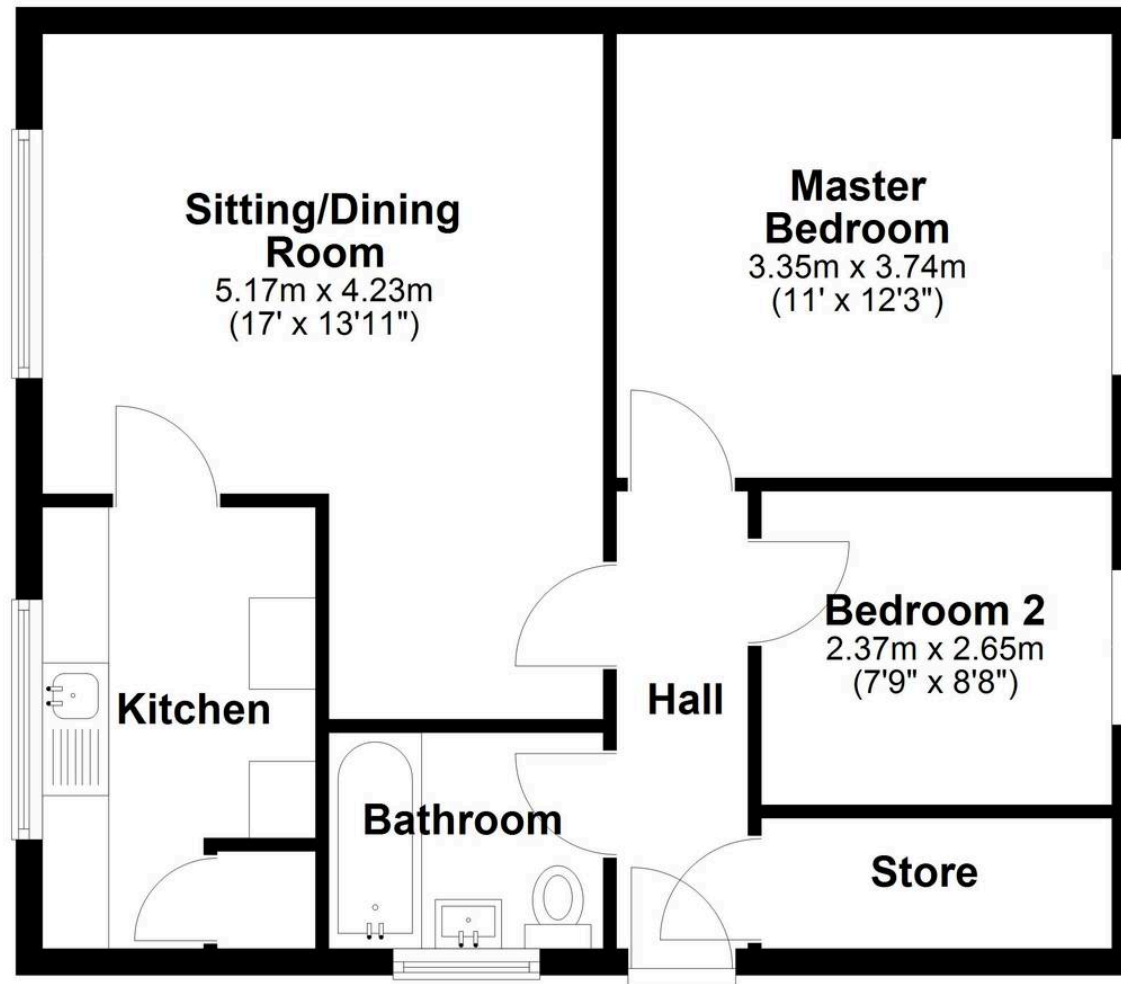


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 55.6 sq. metres (599.0 sq. feet)

Waymark Property Limited

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