



Gilligans Way, Faringdon SN7 7FX

welcome to

Gilligans Way, Faringdon

Well-presented three-bedroom home in popular Faringdon with no onward chain. Includes hall, cloakroom, lounge, modern kitchen/diner, three bedrooms, ensuite, family bathroom, enclosed garden, garage and driveway.



Entrance Hall

Front aspect door, radiator, storage cupboard and stairs to the first floor.

Lounge

15' 2" x 10' 7" (4.62m x 3.23m)

Front aspect window, radiator and rear aspect patio doors to the garden.

Kitchen/Diner

15' 2" x 8' 11" (4.62m x 2.72m)

Fitted kitchen comprising of a range of eye and base level units, work surfaces, one and half bowl sink and drainer, electric oven, gas hob with cooker hood, fitted washing machine and dishwasher, fitted fridge/freezer, splash backs, front aspect window and rear patio door to the garden.

Cloakroom

Fitted suite offering a low level wc and hand wash basin, extractor fan.

First Floor Landing

Doors to all rooms, airing cupboard and loft access

Bedroom One

10' 11" x 9' (3.33m x 2.74m)

Front aspect window, radiator and door to the ensuite.

En-Suite

Fitted suite offering a shower enclosure, low level wc, hand wash basin, radiator, part tiled walls, extractor fan and rear aspect window.

Bedroom Two

10' 6" x 8' 1" (3.20m x 2.46m)

Front aspect window and radiator.

Bedroom Three

10' 7" x 6' 9" (3.23m x 2.06m)

Rear aspect window and radiator.

Bathroom

Fitted suite offering a panel enclosed bath, hand wash basin, low level wc, part tiled walls, towel radiator, extractor fan and front aspect window.

Garden

Enclosed by close board fencing, patio steps down to the garage and laid to lawn.

Garage

16' 6" x 9' (5.03m x 2.74m)

Up and over door with light and power, door to the garden.

Driveway

Driveway parking for one car in front of garage.



view this property online [allenandharris.co.uk/Property/HWT106420](https://www.allenandharris.co.uk/Property/HWT106420)



welcome to

Gilligans Way, Faringdon

- Semi Detached Home
- Three Bedrooms
- No Onward Chain
- Ideal First Time Purchase
- Modern Fitted Kitchen/Diner

Tenure: Freehold EPC Rating: C

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/HWT106420



Property Ref:
HWT106420 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01793 762407



Highworth@allenandharris.co.uk



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



allenandharris.co.uk