



Rawdon Way, Faringdon SN7 7YT

welcome to

Rawdon Way, Faringdon

Virtual Tour* Modern 2-bed end of terrace in Faringdon, fitted kitchen, cloakroom, lounge diner opening to conservatory, second reception from garage conversion. Upstairs offers 2 double bedrooms, stylish bathroom. Outside enclosed garden, driveway parking & small remaining garage space.



Entrance Hall

Front aspect door, radiator, stairs to the first floor, doors to the kitchen, cloakroom and lounge/diner.

Cloakroom

Fitted suite comprising of a low level wc, hand wash basin, radiator and extractor fan.

Kitchen

9' 6" x 5' 7" (2.90m x 1.70m)

Fitted kitchen offering a range of low and eye level units, work surfaces, single bowl sink and drainer, fitted electric oven, gas hob and extractor fan, plumbing for a washing machine, further appliance space, tiled splash backs and front aspect window.

Lounge/Diner

16' 8" x 11' 9" (5.08m x 3.58m)

Rear aspect patio doors to the conservatory and rear aspect windows, radiator, understairs cupboard.

Conservatory

10' 4" x 5' 5" (3.15m x 1.65m)

Rear and side aspect windows, patio doors to the garden and side door to second reception room.

Reception Room

9' 1" x 8' 8" (2.77m x 2.64m)

Rear aspect window, radiator, door to the garage and conservatory.

First Floor Landing

Doors to all rooms, airing cupboard and loft access.

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Front aspect window, radiator, built in wardrobe and storage cupboard.

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

Rear aspect window and radiator.

Bathroom

Re-fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin with vanity unit, radiator, part tiled walls and side aspect window.

Enclosed Garden

Low maintenance garden with patio, laid to lawn, second patio area, mature shrub borders and side access gate.

Garage

Part Converted to create second reception room, up and over door, plumbing for a washing machine, work surface with extra space for second fridge or tumble dryer, wall mounted boiler.

Driveway



view this property online allenandharris.co.uk/Property/HWT106310



welcome to

Rawdon Way, Faringdon

- Virtual Tour
- End of Terrace Home
- Two Double Bedrooms
- Fitted Kitchen
- Two Reception Rooms

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106310



Property Ref:
HWT106310 - 0009

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