

30 Marines Drive, Faringdon

In Excess of £280,000

Waymark

30 Marines Drive

Faringdon

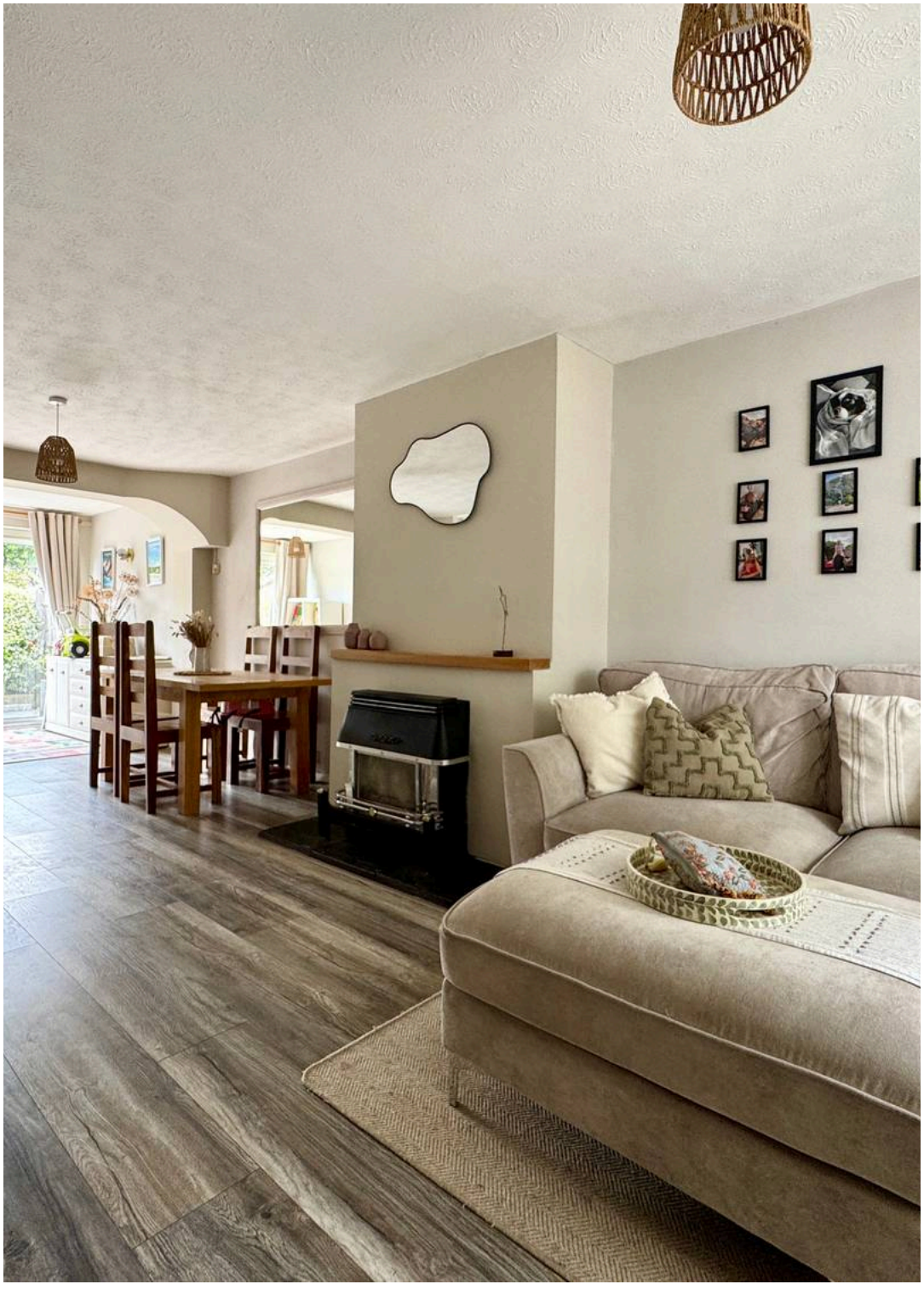
A fantastic opportunity to purchase this extended three double bedroom family home, situated in a popular and established location in Faringdon. The property is within walking distance of local amenities including supermarkets, schools and the market place, while also benefiting from open-plan living space, driveway parking, a garage, private rear garden and direct access onto Tuckers Park field behind.

The accommodation comprises; entrance porch, kitchen/breakfast room, spacious open-plan dual aspect sitting/dining room, landing, three bright and generous double bedrooms, with the master and second bedroom both benefiting from built-in wardrobes, and a family bathroom fitted with both a bath and separate shower cubicle. There is also an attached garage to the front of the property.

Outside, the property offers a driveway leading to the garage, providing ample off-street parking and additional storage. The rear garden is private and backs directly onto Tuckers Park field, making it ideal for families and pet owners. The garden is mainly laid to patio and artificial lawn, creating a low-maintenance space perfect for outdoor dining and entertaining.

The property is freehold and connected to mains gas, electricity, water and drainage. Further benefits include mains gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to fully appreciate everything this property has to offer.









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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: E

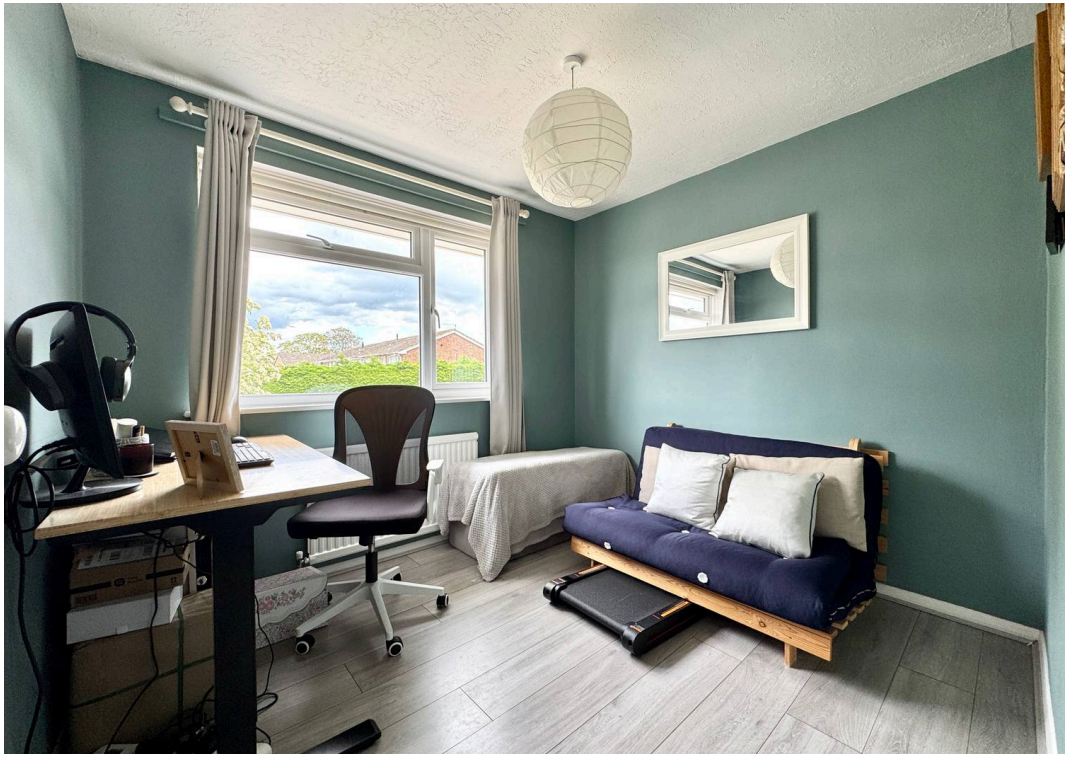
EPC Environmental Impact Rating: E

- Three Bedroom Family Home
- Three Double Bedrooms
- Large Family Bathroom
- Two Spacious Reception Rooms
- Driveway Parking And Garage
- Private Rear Garden With Access To Tuckers Park Behind
- Popular And Established location Close To Amenities


CHIANG MAI
NINGHINHAPTON




The GRUFFALO
Little Lion




BRISTOL

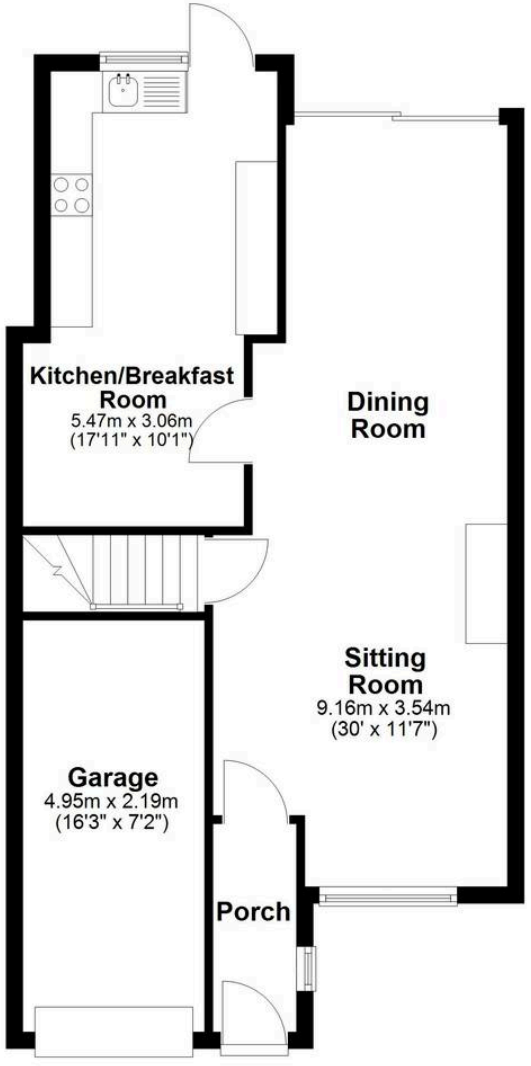






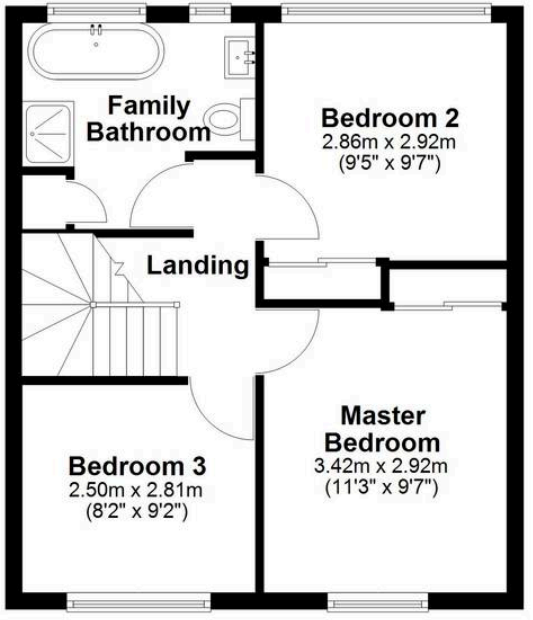
Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

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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.