



## Upper House Lechlade Road, Faringdon

Guide Price £250,000

Waymark

# Upper House Lechlade Road

## Faringdon

A fantastic opportunity to acquire this impressive three-bedroom split-level period apartment, ideally situated in the heart of Faringdon, just a short stroll from the historic Market Place and its excellent range of shops, cafés and local amenities.

Offered to the market chain free and benefiting from a share of the freehold, this charming home combines character features with generous living space arranged over two floors.

The well-presented accommodation comprises an entrance hall leading to a spacious dual-aspect sitting room filled with natural light, a dual-aspect fitted kitchen/breakfast room, three well-proportioned bedrooms, a modern family bathroom, and an en-suite bathroom to the master bedroom.

Externally, the property enjoys access to an enclosed communal garden shared with just three neighbouring properties. The garden offers a good degree of privacy, is not overlooked, and features a substantial decking area, perfect for outdoor dining and summer entertaining. In addition, there are two communal parking spaces available on a first-come, first-served basis.

The property is leasehold with a share of the freehold and benefits from no management charges or ground rent. It is connected to mains gas, electricity, water and drainage. This property must be viewed to be fully appreciated.

- Leasehold Share Of Freehold
- Three Bedrooms
- Spacious Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Two Modern Bathrooms
- Communal Garden Complete With Decking Area
- Communal Parking Space
- Prominent Town Location
- Close To Amenities





## Upper House Lechlade Road

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: Share of Freehold

EPC Energy Efficiency Rating: D

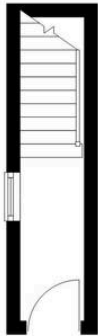
EPC Environmental Impact Rating: D



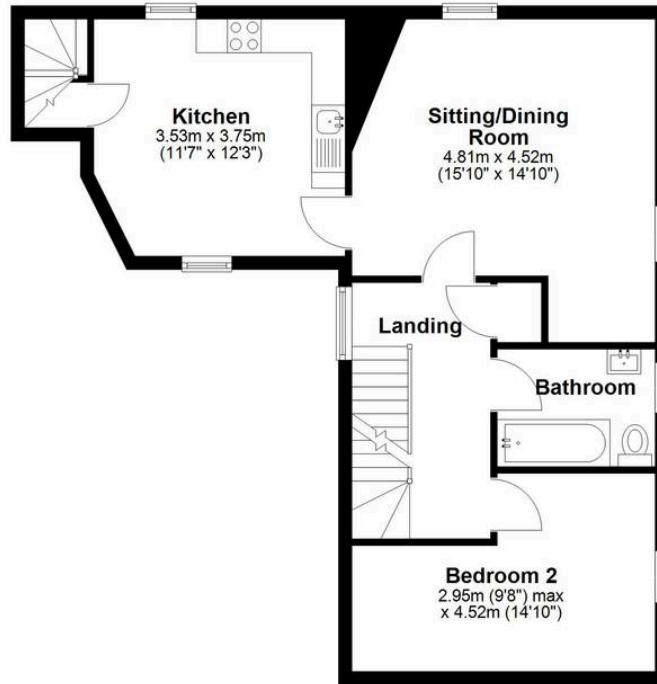




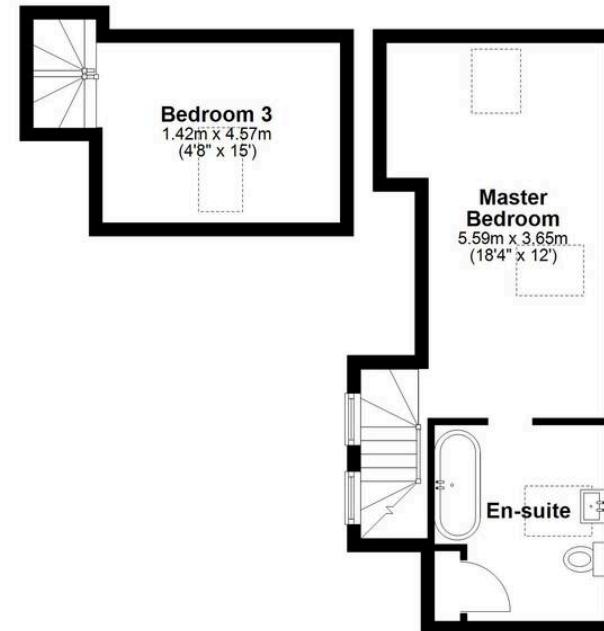
**Ground Floor**  
Approx. 4.3 sq. metres (46.6 sq. feet)



**First Floor**  
Approx. 57.8 sq. metres (621.6 sq. feet)



**Second Floor**  
Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

# Waymark Property Limited

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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.