# 35 Coxwell Street, Faringdon

In Excess of **£270,000**

Waymark

# 35 Coxwell Street

## Faringdon

A fantastic opportunity to acquire this beautifully presented two double bedroom semi-detached cottage, ideally situated in the heart of the popular market town of Faringdon. The property enjoys an excellent location, being just a short walk from the historic Market Place, a range of everyday amenities and local schooling. Immaculately presented throughout, this charming home offers well-proportioned accommodation, an attractive open-plan living and dining space, two generous double bedrooms and a private south-facing rear garden.

The accommodation comprises an impressive dual-aspect open-plan sitting and dining room, providing a bright and welcoming space for both relaxing and entertaining. The room is centred around a charming wood-burning stove, creating an attractive focal point, while the stylish fitted kitchen benefits from direct access to the rear garden.

To the first floor is a landing with useful built-in storage, two light and airy double bedrooms and a modern family bathroom. The principal bedroom is particularly well-proportioned and benefits from a large range of fitted wardrobes, providing excellent storage.

Externally, the property enjoys a private and sunny south-facing rear garden, predominantly laid to lawn with a paved patio area, making it an ideal space for al fresco dining, entertaining or simply relaxing in the sunshine. There is also pedestrian access to the rear. For parking, there is on-street parking to the front.

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

An attractive cottage in a highly convenient town-centre location, this property would make an excellent first-time purchase, downsizing opportunity or investment. Early viewing is highly recommended to fully appreciate the quality, presentation and location this charming home has to offer.

# 35 Coxwell Street

## 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

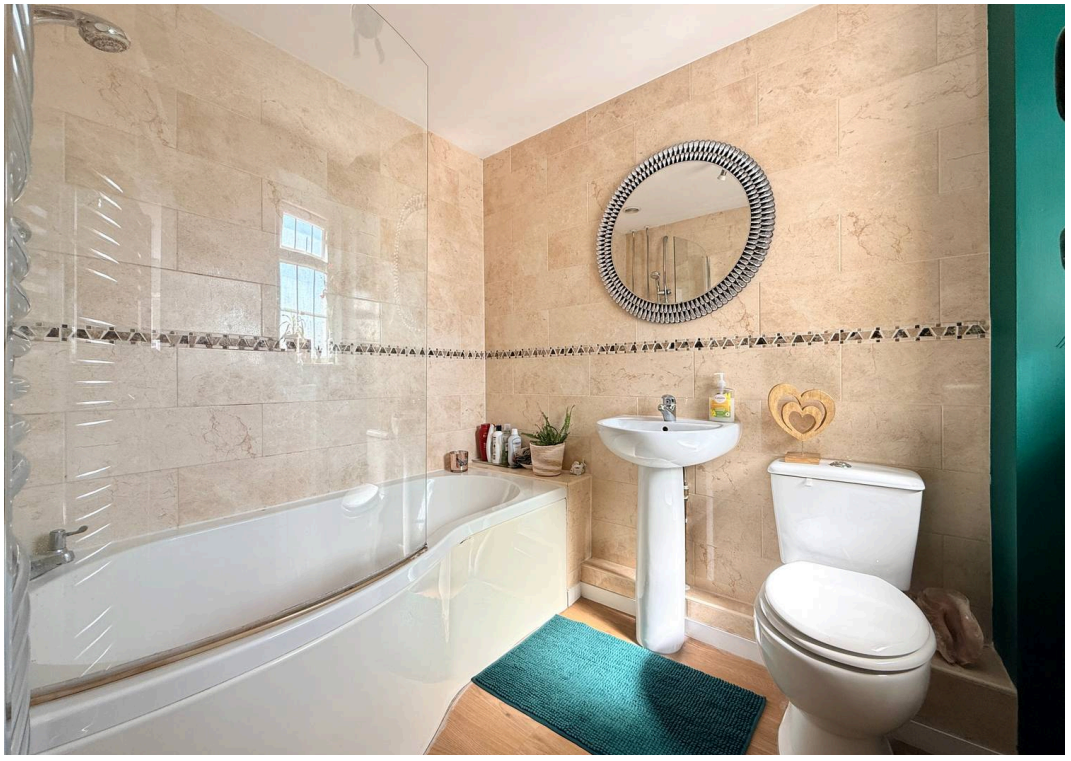
Tenure: Freehold

- Semi-Detached Cottage
- Two Light And Airy Double Bedrooms
- Open Plan Sitting/Dining Room
- Stylish Kitchen With Access To Garden
- Modern Bathroom
- South Facing Private Garden
- Immaculately Presented Throughout
- Prominent Position In Town
- Close To The Market Place and Amenities

HOME

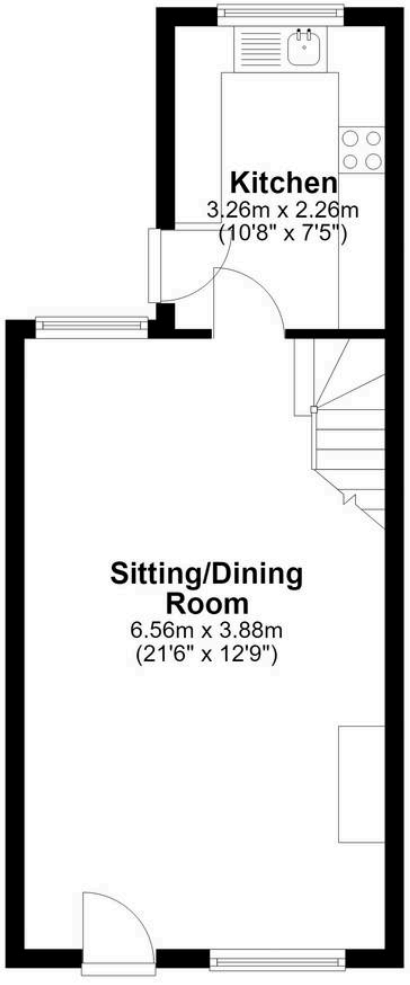
HOME

ALBERT SQUARE



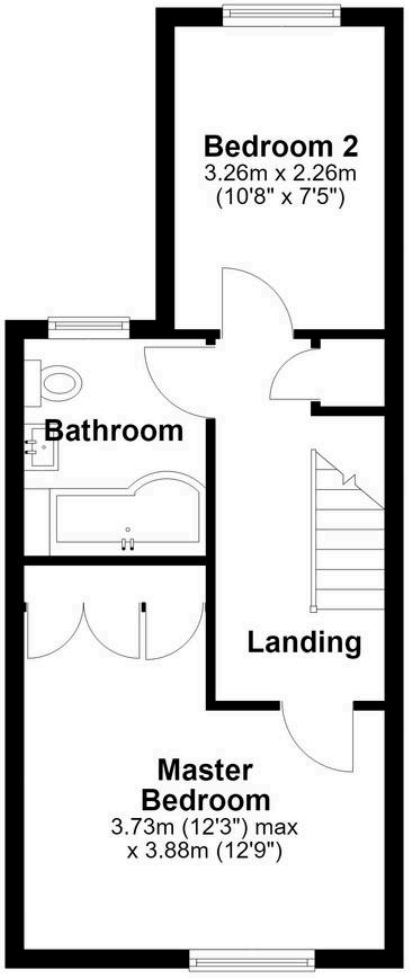
## Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)




## First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)




Total area: approx. 66.1 sq. metres (711.7 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.


# Waymark Property Limited

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