



**6 Nias Avenue, Faringdon**

Guide Price **£375,000**

Waymark

# 6 Nias Avenue

Faringdon, Oxfordshire

A fantastic opportunity to purchase this beautiful three double bedroom detached family home, situated in a popular and sought after location on the edge of Faringdon. The property is only a short walk away from local amenities, schooling and countryside walks. The property also benefits from two spacious reception rooms, two modern bathrooms, private driveway parking, garage and landscaped garden.

The properties accommodation is light and spacious throughout and comprises; Entrance hall, downstairs w/c, open plan kitchen diner complete with french doors out to the garden and access to under-stairs storage cupboard, spacious sitting room with bay window, landing with storage cupboard, modern family bathroom and three light and airy bedrooms, Spacious master bedroom with modern en-suite shower room.

Outside there is a private driveway leading to the garage which provides off-street parking for at least two vehicles. The rear garden has been landscaped and is mainly laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining. The property is freehold and is connected to mains gas, electricity, water and drainage. This property must be viewed to be fully appreciated.

- Detached Family Home
- Three Spacious and Light Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner With French Doors To Garden
- Two Modern Bathrooms And Downstairs W/C
- Driveway Parking And Garage
- Landscaped rear Garden With Large Patio Area
- Popular And Sought After Development
- Landscaped No Onward Chain

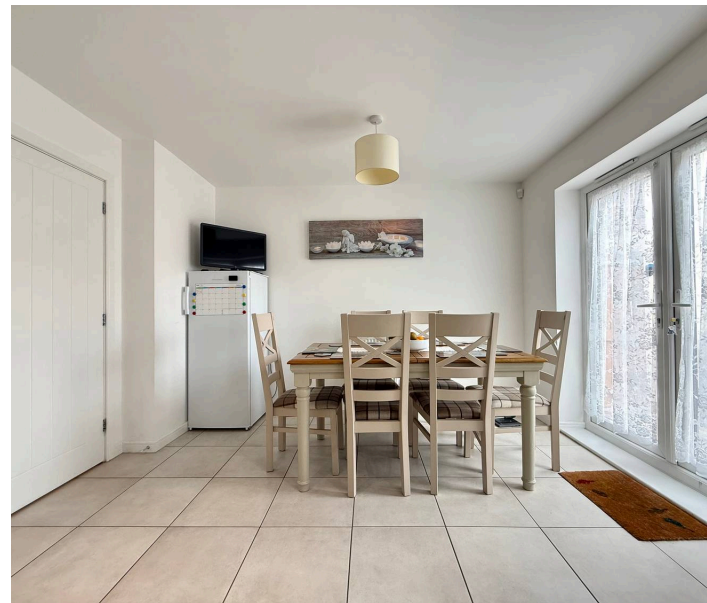




## 6 Nias Avenue

Faringdon, Oxfordshire

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.

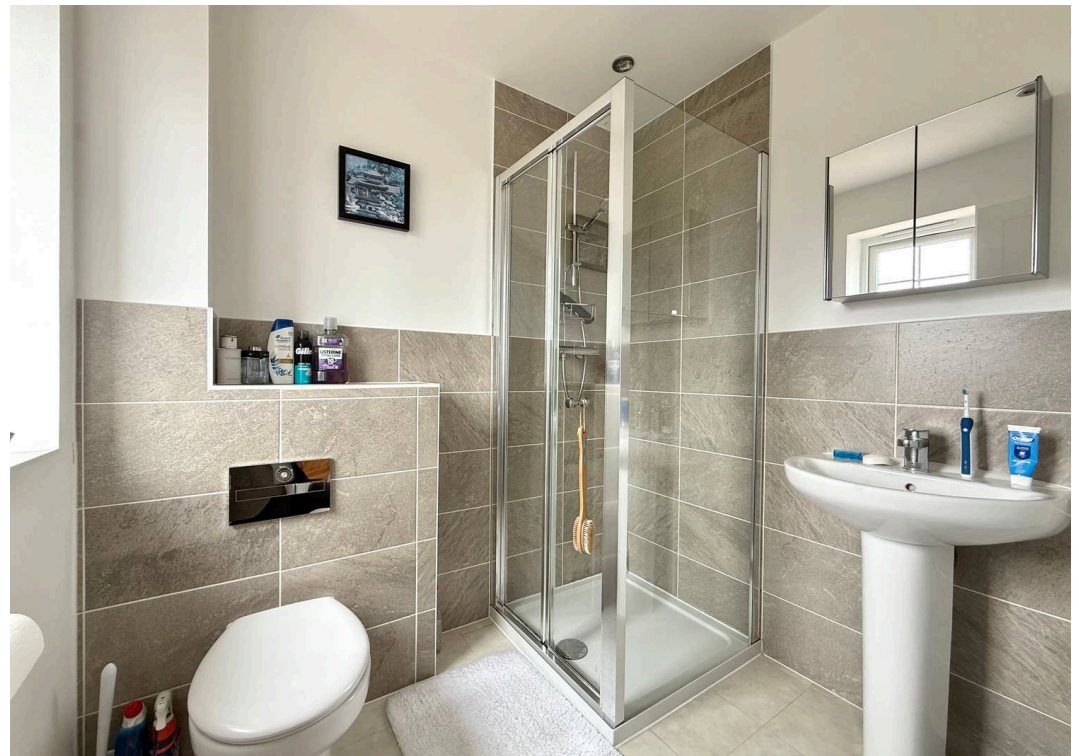


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

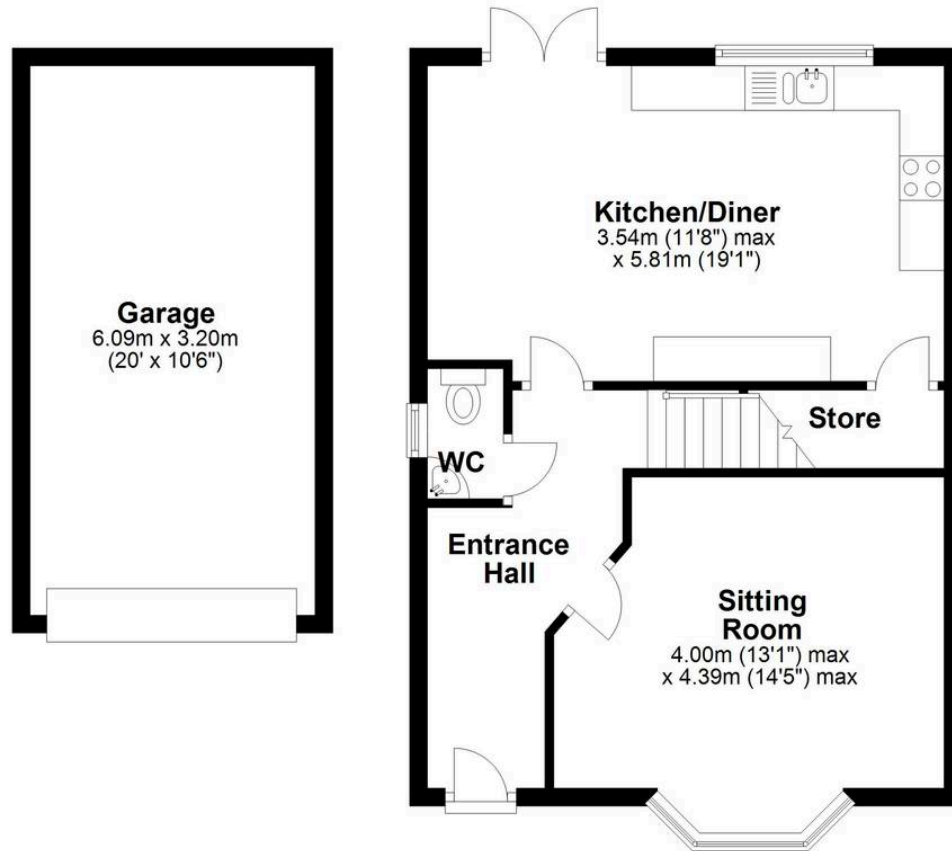
EPC Environmental Impact Rating: B





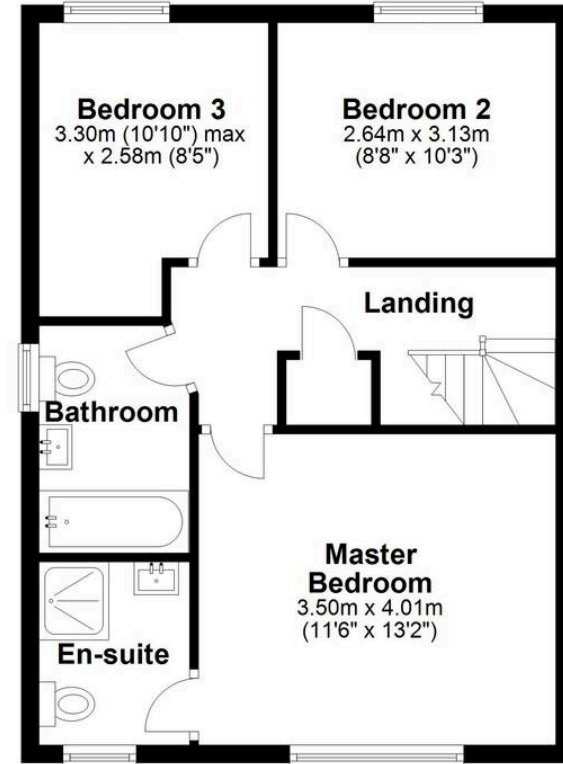
### Ground Floor

Approx. 67.2 sq. metres (723.2 sq. feet)



### First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 114.3 sq. metres (1230.5 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.