

2 McDonald Place, Faringdon

Guide Price £340,000

Waymark

2 McDonald Place

Faringdon

A fantastic opportunity to acquire this immaculately presented, modern three-bedroom semi-detached home, ideally situated in a sought-after area of Faringdon on a quiet no through close, conveniently close to local schools, supermarkets, shops, and everyday amenities.

Built only a year ago by the highly regarded Bloor Homes, this attractive property offers stylish and energy-efficient living throughout, benefiting from three well-proportioned bedrooms, two reception rooms, two modern bathrooms, larger than average rear garden, and driveway parking for two vehicles. There are also solar panels which help keep the running costs low.

The light and spacious accommodation briefly comprises an entrance hall, downstairs cloakroom/WC, utility area, and an open-plan kitchen/dining room featuring integrated appliances and French doors opening onto the rear garden. There is also a comfortable sitting room, ideal for relaxing and entertaining.

To the first floor, the property offers a landing area, a modern family bathroom complete with both a walk-in shower and separate bath, and three bright and airy bedrooms. The principal bedroom further benefits from a stylish en-suite shower room.

Externally, the property enjoys driveway parking for two vehicles to the side, while the rear garden is larger than average and predominantly laid to lawn with a paved patio area and storage shed.

Further benefits include freehold tenure, along with mains gas, electricity, water and drainage connections. The gas central heating is dual zoned giving you better options, and there is modern UPVC double glazing throughout. The home is highly energy efficient with an EPC rating of B, and there is also solar panels which help with the lowering of energy costs. The property further benefits from circa nine years remaining on the NHBC build warranty.

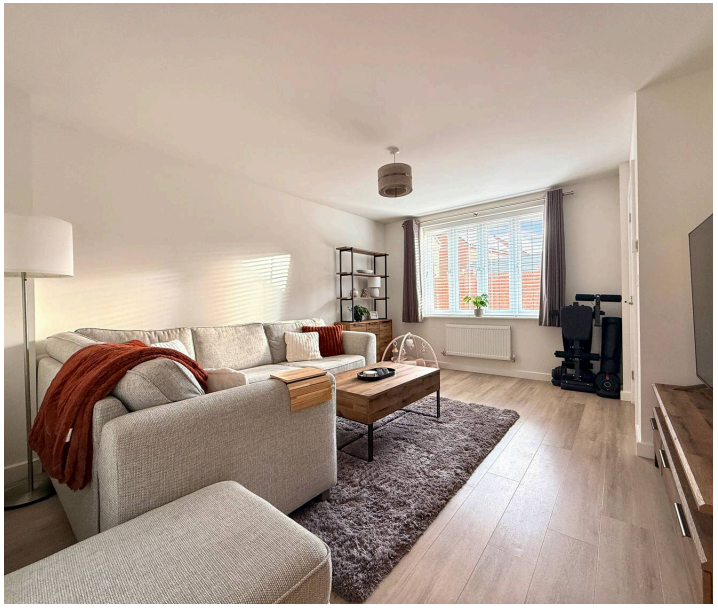
Early viewing is highly recommended to fully appreciate what this home has to offer.

Tenure: Freehold









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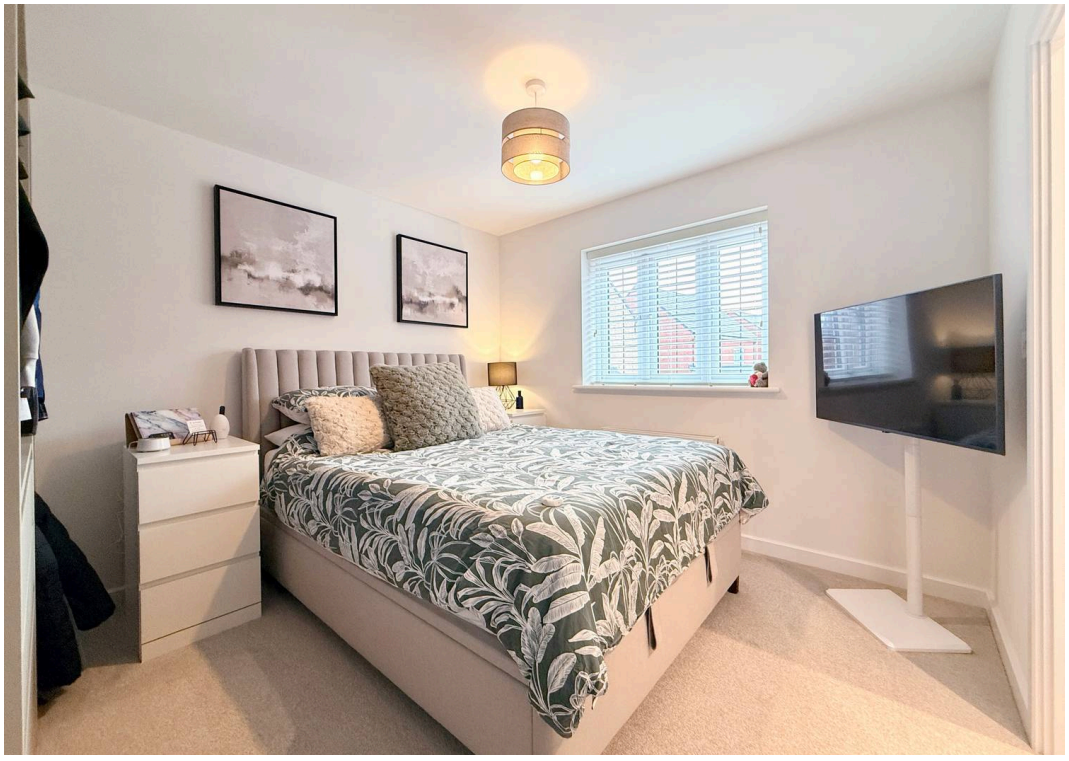
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by 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

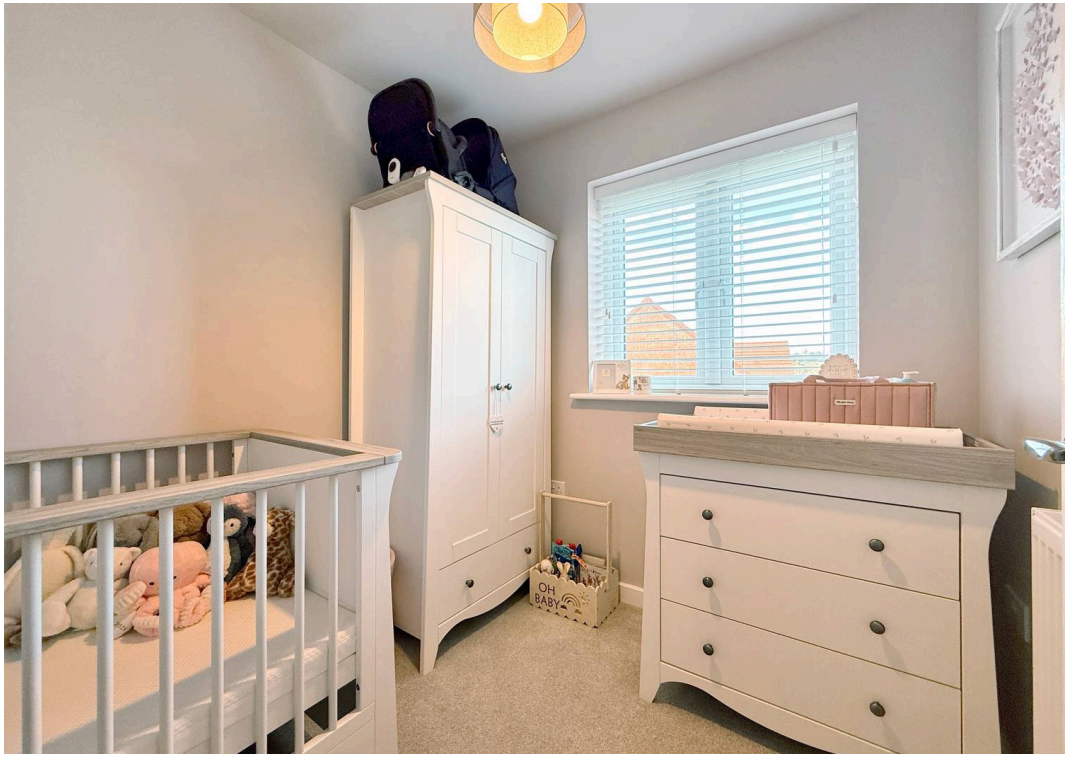
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-Detached Family Home
- Quiet No-Through Close
- Three Light And Airy Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner With Access To Garden
- Two Modern Bathrooms And Downstairs W/C
- Larger Than Average Rear Garden
- Driveway Parking For Two Vehicles
- Solar Panels Which Help With Running Costs






OH
BABY





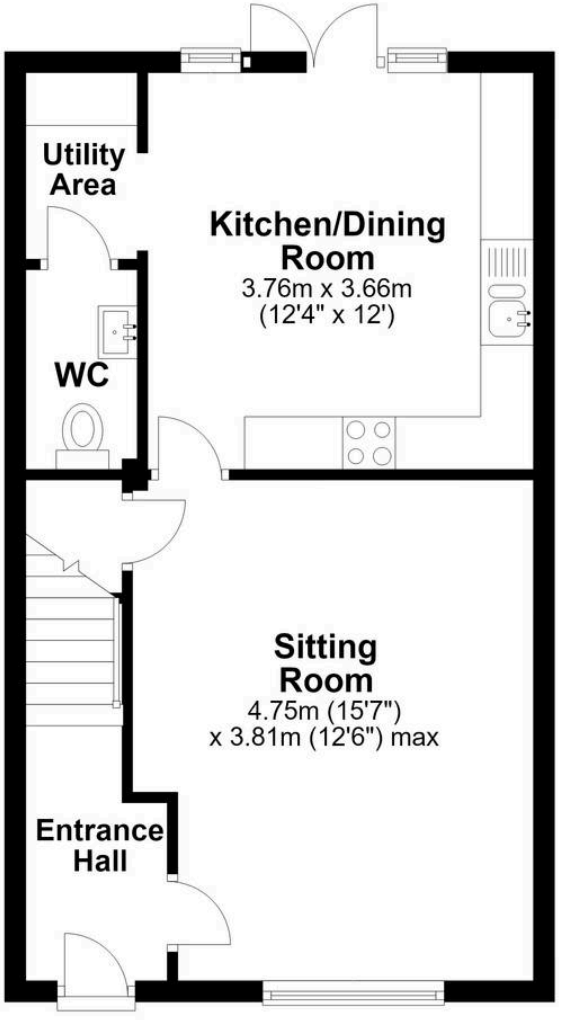






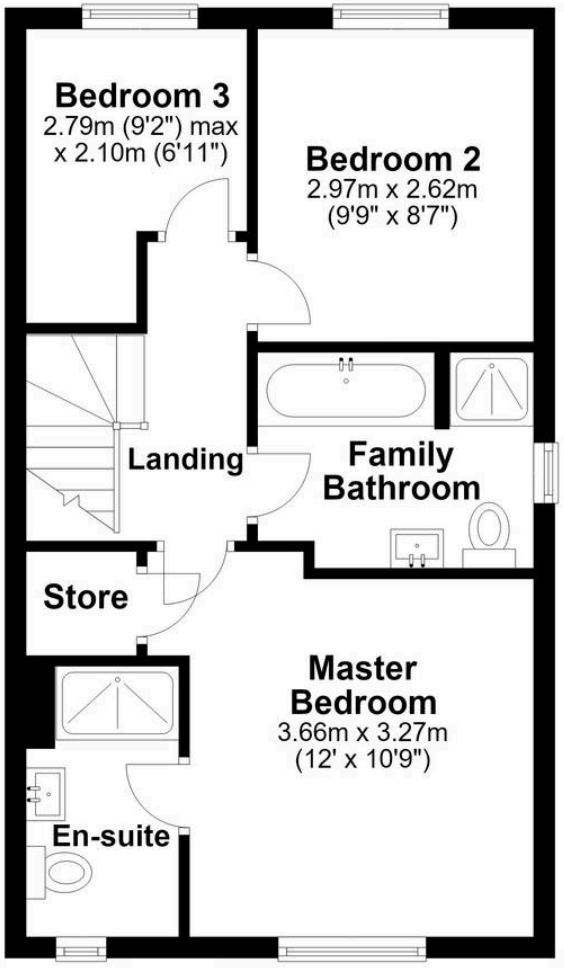
Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket - SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.