

**Lansdown Road,** Faringdon, Oxfordshire, SN7 7AL



End Terrace • Three bedrooms • Kitchen / diner • Enclosed garden • Potential rent £1,300pcm; yield 5.3% potential • Driveway parking for several cars • Garage • No onward chain • EPC D



# Lansdown Road,

Faringdon, Oxfordshire, SN7 7AL

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A good-sized three bedroom property in the popular town of Faringdon, within easy reach of local amenities.

The accommodation comprises an entrance hall with stairs rising to the first-floor landing and cloakroom. There is a spacious kitchen / diner which is fitted with a range of base and wall units and sliding doors out to the garden. A bright living room, also with patio doors completes the downstairs accommodation.

On the first floor, leading off from the landing, there are three very good-sized bedrooms with far reaching views across the town. These are serviced by a family bathroom.

Outside, the property has a large, south-facing rear garden which is laid to lawn. To the front of the property, there is a garage with ample off road parking.

This property would suit investors, first time buyers and families alike and is offered with no onward chain.

## Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools as well as The Old Station Nursery, doctors' and dentists' surgeries and The Place Family Centre. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and in 2004, Faringdon became the first Fairtrade town in the South East of England.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom

## Directions

From Faringdon Market Place proceed along Southampton Street and at the T-junction turn left into Ferndale Street. Take the second turning on the right into Lansdown Road and the property can be found halfway up on right hand side.







#### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

#### Local Authority

Vale of White Horse District Council

Council Tax Band: C

#### Our reference

FAR/HD/KF/14102024

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

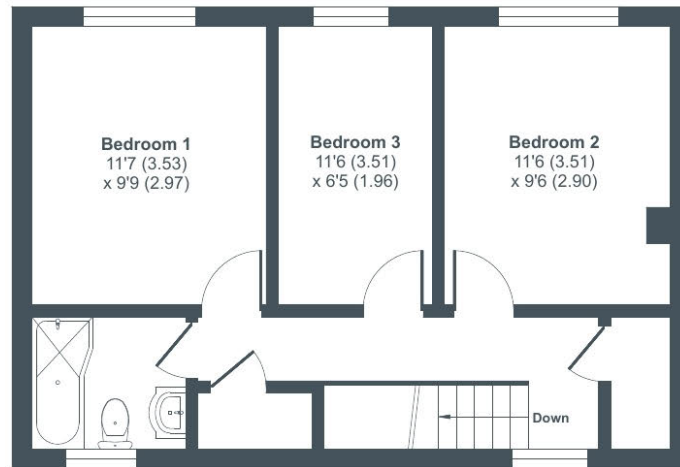
E: [farindon@perrybishop.co.uk](mailto:farindon@perrybishop.co.uk)



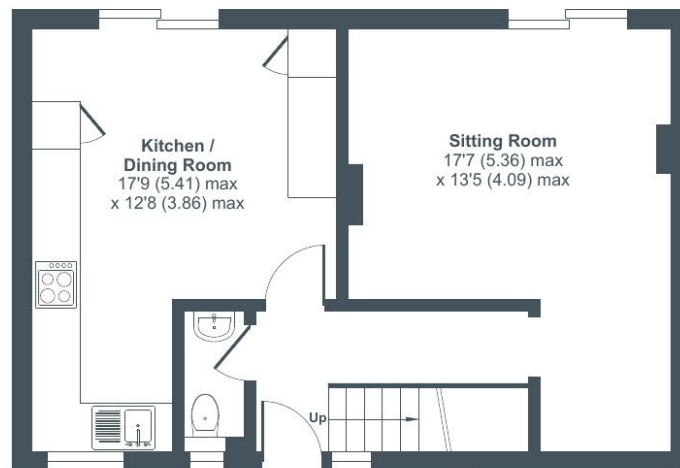
# Lansdown Road, Faringdon, SN7

Approximate Area = 1069 sq ft / 99.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**Garage**  
16'5 (5.00)  
x 8'3 (2.51)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 994657



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

