

PerryBishop

PROPERTY MADE PERSONAL

Russ Avenue, Faringdon, Oxfordshire, SN7 7GA



No onward chain • Two bedrooms • Fitted kitchen • Rent Potential £1,300 Potential 5.8% yield •
Living room with doors to the garden • EPC C •

Russ Avenue

Faringdon

Key Features



2 Bedrooms



1 Bathroom



1 Reception

About the property

The property is in fantastic condition and lies within walking distance of the famous Faringdon Folly and is conveniently located for access to the A420 for travelling to Oxford and Swindon. A regular bus service can be picked up from the entrance to the development.

The accommodation comprises an entrance hall with downstairs cloakroom. There is a fitted kitchen to the front which houses an array of floor and wall mounted units as well as space and plumbing for a washing machine, oven, gas hob and extractor. To the rear is a bright and modern sitting/dining room with a door leading into the garden.

On the first floor is a great-sized master bedroom with ample space for storage and a second double bedroom with a large storage cupboard. Completing the accommodation is a family bathroom fitted with a modern white suite.

To the rear of the property is an allocated parking space, with a further visitor space as well. The garden has had an extended patio and backs onto the parking providing a good amount of space between you and other houses.

The vendors have previously explored plans, with an architect, about a possible loft conversion and plans to extend into the rear garden.



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 and doctors' and dentists' surgeries. Buses travel from the town to private schools at Abingdon. 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 Mélé-sur-Sarthe in France and more recently with Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.



We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and after approximately a mile, shortly before the Esso fuel station, turn left into Palmer Road. Continue up the road, forking to the right into Russ Avenue, where the property can be found on the right hand side about half way up.

What 3 Words: **abruptly.miracle.gullible**

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Central, DoubleGlazing, GasCentral



Local Authority

Vale Of White Horse District Council
Council tax Band - C

Our reference

FAR210056
9th February 2026

We'd love to hear from you

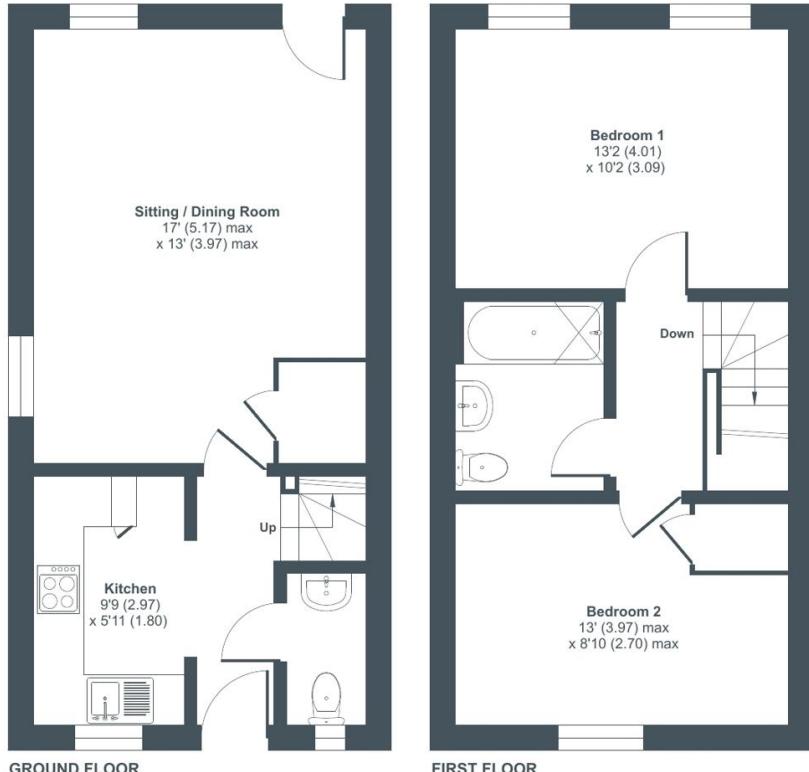
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Russ Avenue, Faringdon, Oxfordshire, SN7

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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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

