

Nichol Court, Faringdon, Oxfordshire, SN7 7ES



- Open-plan kitchen/sitting/dining room
- Two bedrooms
- No onward chain
- Parking and visitor space
- Private garden
- Rental potential £1250pcm, 6.38% yield
- EPC D

Nichol Court

Faringdon

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Situated in the sought-after Nichol Court development, this well-proportioned two-bedroom home offers approximately 500 sq ft (46.4 sq m) of thoughtfully arranged accommodation, making it an ideal first-time purchase, investment property or downsizing opportunity.

The ground floor comprises a bright and spacious open-plan kitchen, sitting and dining room, measuring over 20ft in length, creating a versatile living space perfect for both everyday living and entertaining. The modern fitted kitchen provides ample worktop and storage space, while the living area enjoys plenty of natural light and room for dining.

Upstairs, the property offers two bedrooms, including a comfortable principal bedroom with built-in storage, alongside a second bedroom that would work equally well as a guest room, nursery or home office. A family bathroom completes the first-floor accommodation.

Externally the garden is low maintenance and full enclosed, with a space for a shed and rear access.

Conveniently located close to Faringdon's town centre, local amenities and transport links, this charming home combines practical living with an excellent location.

Rental potential £1250pcm, 6.38% yield

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. 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 Mêle-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, cross over into Coxwell Street/Coxwell Road. After approximately 100 meters, Nichol Court can be found on your left, if you then take the next left and follow the road around you will find the parking.

What 3 Words: **contacts.ratty.script**





Services & Tenure

Tenure - Freehold
 Electricity - Mains Supply
 Water - Mains Supply
 Sewerage - Mains Supply
 Heating - Electric

Local Authority

Vale Of White Horse District Council
 Council Tax Band - B

Our reference

FAR220107
 7th July 2026

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP
 T: 01367 240356 / E: faringdon@perrybishop.co.uk

what the owner said

Homely environment with a cottage feel.

Enclosed south facing courtyard lends to relaxing afternoons and evenings.

Open ground floor provides for a sociable atmosphere and is light due to the double width patio doors.

Upstairs is light and quite spacious - plenty of built-in storage in both bedrooms.

Designated parking space and allocated visitor parking spaces.

Easy walk into town/supermarkets.

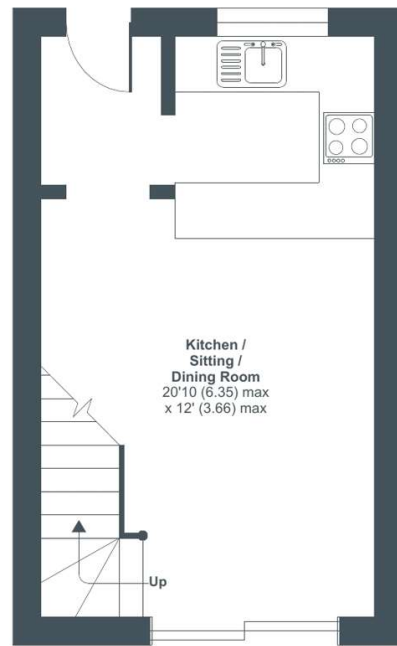
Good road access to Swindon and Oxford. Bus route S6 to Swindon and Oxford close by. Bus route 67 to Wantage.



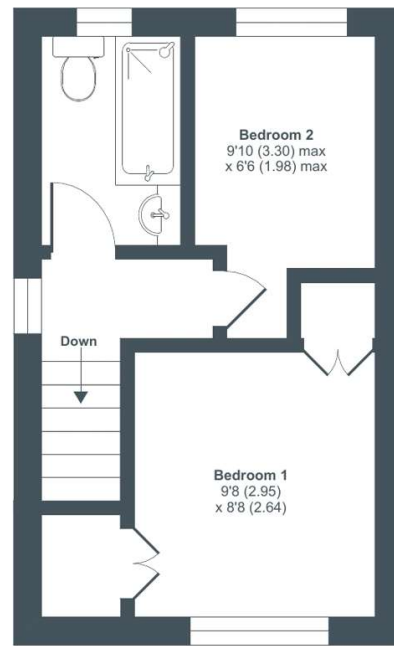
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Approximate Area = 500 sq ft / 46.4 sq m

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. Produced for Perry Bishop. REF: 1479934



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Gloucestershire • Oxfordshire • Wiltshire

