

42 Ampthill Way, Faringdon, Oxfordshire SN7 7LE



Mid-terrace home • Two double bedrooms • Fitted modern kitchen • Open plan living • En suite shower room and family bathroom • Two allocated parking spaces • Rear garden • No onward chain • EPC B

£290,000

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42 Ampthill Way, Faringdon, Oxfordshire SN7 7LE

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A well-presented, mid-terrace house situated on the edge of Faringdon. This is a fantastic opportunity to acquire a bright, spacious and homely property.

The accommodation comprises a cloakroom just off the entrance hall with the rest of the ground floor devoted to a kitchen/dining/reception room. The kitchen area has sleek white units, integrated appliances and a windows to front. To the rear, French doors open out to a west-facing garden.

On the first floor, there is a good-size master bedroom with fitted wardrobes and stylish en suite shower room. The second bedroom is also a comfortable double and the bathroom is attractive and naturally-lit.

Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating.

Outside is a fantastic enclosed rear garden which is low maintenance with rear access. To the front of the home are two designated off-road parking spaces.

The property is also available to buy as a 50% share (leasehold).

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.

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 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.





Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, cross over into Coxwell Street/Coxwell Road and continue up and over the hill to the edge of the town. Turn left into Ampthill Way (Faringdon Fields). Follow the road around the green, and turn right onto Ampthill Way, where the property can be found on your left hand side.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge for the upkeep of the estate of approximately £260 per annum.

Local Authority

Vale of White Horse District Council

Council Tax Band C

Our reference

FAR/HD/KF/15072024

We'd love to hear from you

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what the owner said

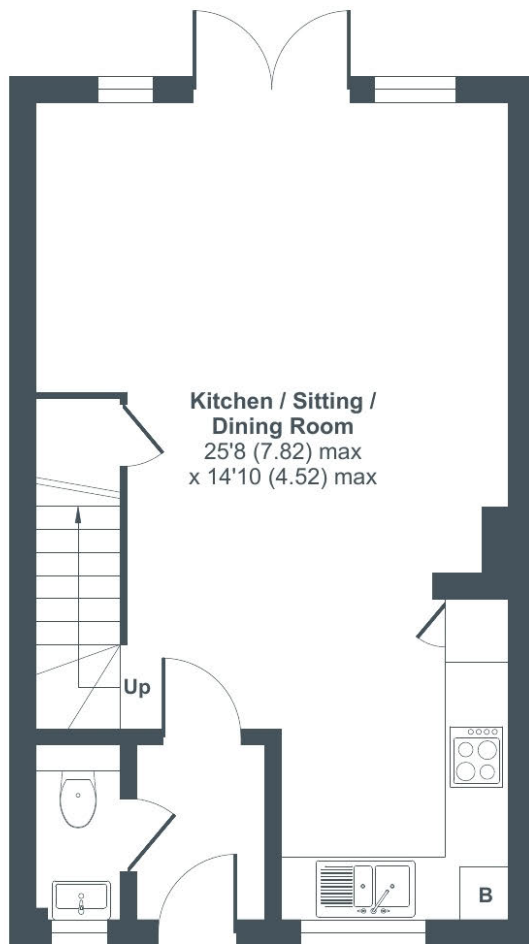
"Nice quiet area, close to local amenities but also has the countryside within walking distance. Perfect for couples or single people. On the Oxford/Swindon bus route."



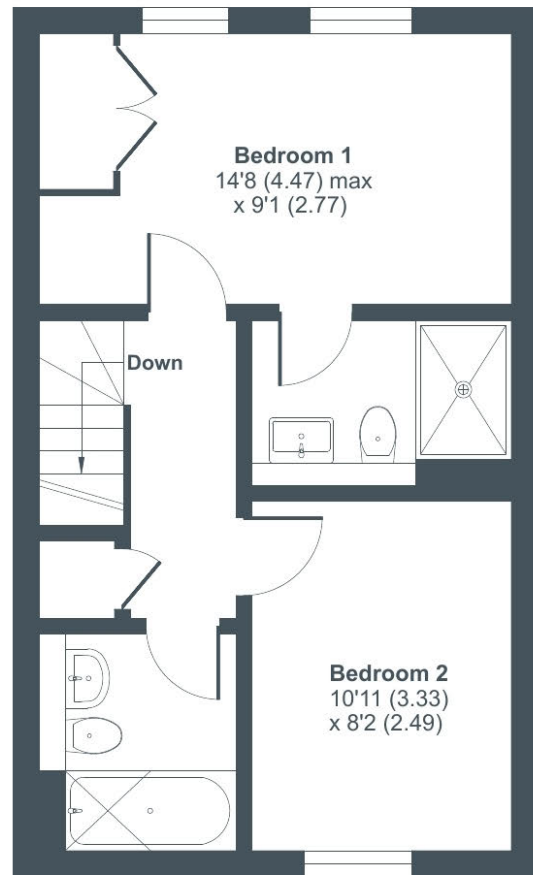
Ampthill Way, Faringdon, Oxfordshire, SN7

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1158773



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