

Marlborough Street, Faringdon, Oxfordshire SN7 7JP



Located in the heart of the town centre • Two bedrooms • Could make a great investment • First floor apartment • Rent potential £1,000 pcm; yield potential 7.06% • Spacious sitting room • Great sized kitchen/dining room • EPC F

Marlborough Street,

Faringdon, Oxfordshire SN7 7JP

Key Features



2
Bedrooms



1
Bathrooms



2
Receptions

About the property

The communal entrance hallway and staircase is shared with the second floor apartment, with a private door into the flat on the first floor. This leads into the sitting room, adjacent to which is the large kitchen/dining room. This spacious room has a range of fitted units to one end, with an inbuilt oven, new hob and space for further appliances. There is ample space for a dining table. The sitting room also provides access to the inner hallway, which in turn leads to the family bathroom, which is fitted with a white suite, and to the two bedrooms, both of which feature period shutters to the sash windows.

The property is not listed but lies in a conservation area.

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.

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 a 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 in 2004, Faringdon became the first Fairtrade town in the South East of England.

Directions

From Faringdon Market Place, on foot, proceed through Cornmarket and bear left up Marlborough Street. Just after the charity shop on the right hand side you'll see a cream front door - the property is located here.

What3Words: [///assembles.intention.puddles](https://www.what3words.com/#!/assembles.intention.puddles)





Services & Tenure

The tenure is Leasehold, the lease being 150 years from 1 November 2003 (128 years remaining). Service charge £1,000 per annum (payable quarterly). Buildings insurance approx £650 per annum.

Mains electricity, water and sewerage are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band B

Our reference

FAR/KB/KF/29092025

We'd love to hear from you

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Approximate Area = 648 sq ft / 60.2 sq m (excludes corridor)

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1347156

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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.

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