



12 Marines Drive, Faringdon, SN7 7UG

Guide Price: £250,000

richard james

Village & Country Homes



Marines Drive

FREEHOLD

Council Tax Band - C | EPC Rating - D



Situated in a prime location within walking distance of Faringdon's bustling market high street, this three-bedroom mid-terrace property offers an exceptional opportunity for buyers looking to create their dream home. Backing directly onto a public recreational field, this home boasts a pleasant and family-friendly setting, ideal for dog walkers, young families, or those who enjoy outdoor activities. With a total area of approximately 741.9 sq. feet, this property offers a spacious and versatile layout with great potential for refurbishment and modernization.

The ground floor features a generously sized lounge/dining room (4.37m x 4.47m) that provides a bright and versatile space for entertaining, relaxing, or family gatherings. The adjacent kitchen (3.07m x 2.72m) offers a functional layout and serves as a blank canvas for buyers to create a modern, practical cooking and dining area. Completing the ground floor is a convenient downstairs WC, adding extra practicality to the home.

Upstairs, the property comprises three well-proportioned bedrooms, all with potential to be transformed into comfortable and stylish living spaces.

A family bathroom is also located on this floor, providing the perfect opportunity to design a modern and inviting sanctuary. The layout is well-suited for families, couples, or those seeking a home office or guest room.

The property enjoys a pleasant position, with the rear garden backing directly onto the local recreational field—a fantastic feature for those with children, pets, or anyone who appreciates a tranquil outdoor setting. The front garden further enhances the home's curb appeal and offers additional outdoor space that can be landscaped to taste or converted into driveway parking. This property also comes complete with a single garage within a block to the rear. This property benefits from its superb location, just a short stroll from Faringdon's popular market high street, which is well-known for its vibrant atmosphere, charming shops, cafes, and restaurants.

uPVC Double Glazing | Mains Water, Drainage & Electricity | Electric Heating



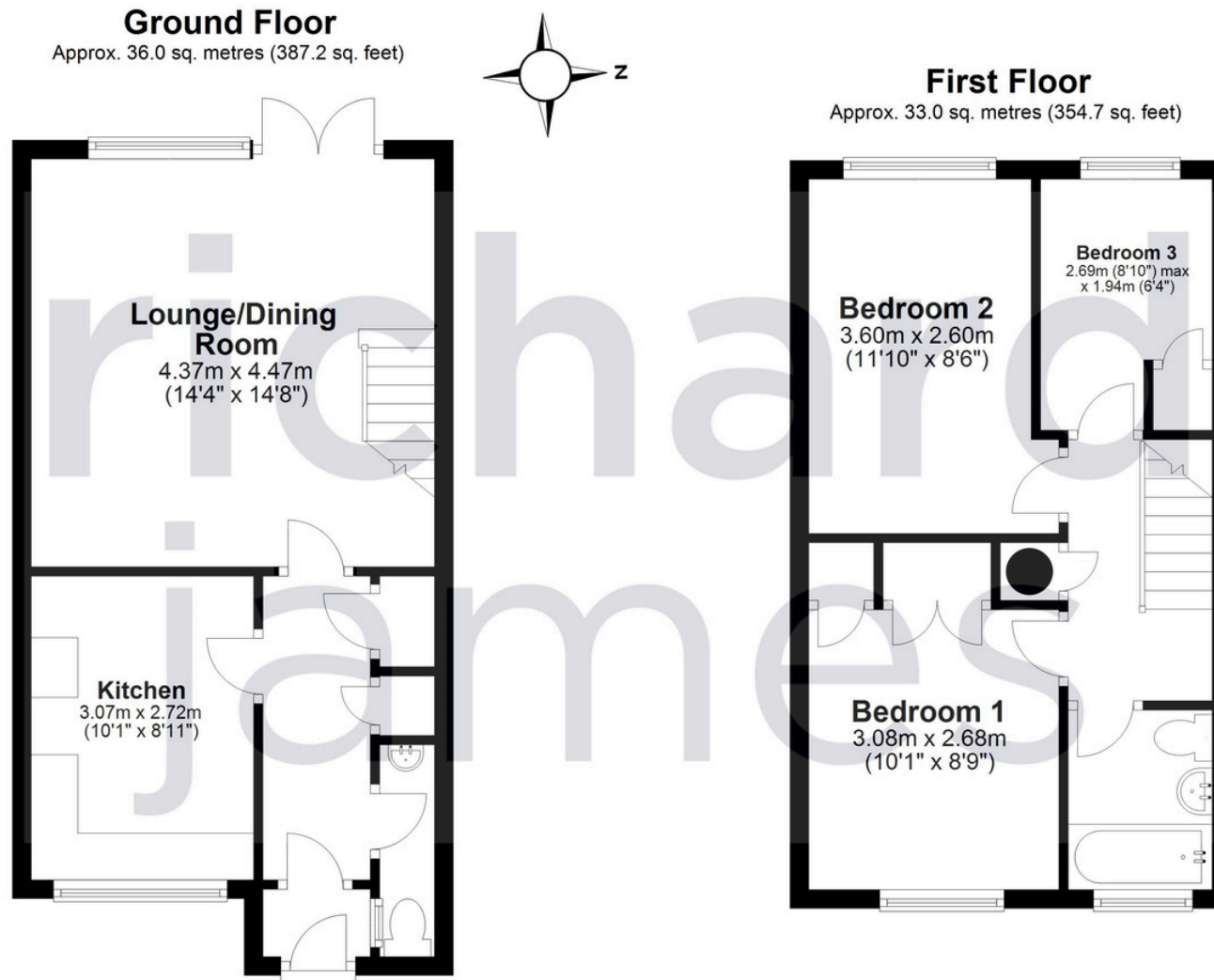
The historic market town of Faringdon, is located almost equidistant from Swindon and Oxford on the A420 which leads to the A34, M40 and M4. The town itself has a thriving community and amenities such as the Leisure Centre, Library, Doctors' Surgery. A recent retail development includes Waitrose and Aldi supermarkets in addition to the existing Tesco store.

Two state primary schools and a secondary school are within the town with nearby independent Prep schools of Pinewood (Bourton) and St Hugh's (Carswell). Independent Senior schools are located in Abingdon and Oxford.





Floorplan



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

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