



Gloucester Street, Faringdon SN7 7JA

£250,000

A hidden gem in the heart of the town.....

## The Property

A stunning period cottage hidden away in a private and peaceful location within the heart of the town, and lying within a conservation area. It has been beautifully refurbished in recent years to include UPVC windows and doors and further benefits from views to the famous Faringdon Folly.

A private pathway takes you to the terrace and the cottage is entered across the garden into a fitted kitchen with wall and floor mounted units, integrated dishwasher and ample space for further appliances. The cosy sitting room enjoys a log burning stove, door leading out to the garden and stairs rising to the first floor.

Upstairs, the master bedroom benefits from built-in storage. There is a further double bedroom in which the vendors have cleverly added a hatch with ladder to the loft space above. Completing the accommodation is the bathroom with a modern white suite comprising a panelled bath with monsoon shower over, WC and wash hand basin set with a vanity unit.

Outside, to the front, the cottage garden has a pathway which leads to the neighbouring properties. A picket fence surrounds the lawn which has a raised pond with decorative water pump, and a log store.

## Directions

On foot from Faringdon Market Place, proceed through Cornmarket and bear right into Gloucester Street. Opposite the turning to the Library and car park, turn left between numbers 25 and 35 Gloucester Street. Turn right immediately before the barn and follow the footpath up to the terrace of cottages. The property is the first cottage on the right.

## Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office –

01367 240356.

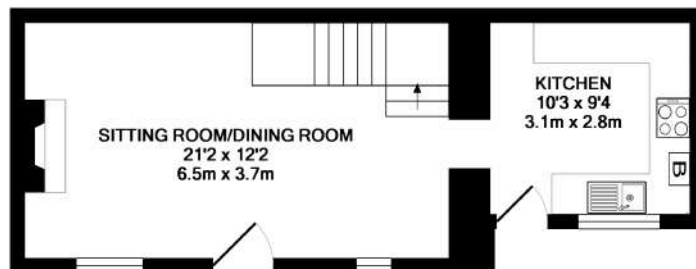
## Local Authority

Vale of the White Horse District Council

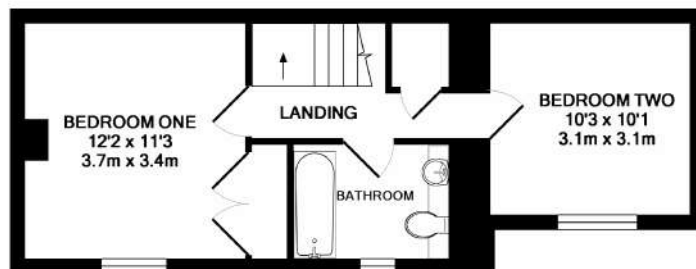
## Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

## EPC rating: E



GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of this floor plan, the measurements shown and the position of windows/doors, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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