



## 20 Moores Place

Hungerford, Berkshire, RG17 0JS

An older style semi detached property situated in an established residential area of the town. The property does require modernisation but offers great potential to extend or possibly even develop the land to the side, subject to the usual consents. NO ONWARD CHAIN.

**Guide £365,000**

- Entrance Hall
- Bathroom
- Sitting Room
- Kitchen/Dining Room
- Rear Hall
- Store & Side Lobby
- Three Bedrooms
- Garage & Gardens



## Description

The accommodation currently includes a hall from which the stairs lead and a ground floor bathroom. There is a good sized sitting room, a kitchen with space for a table and a useful side hall with a store. On the first floor there are three bedrooms. Outside there is very good frontage, an attached double garage (in need of attention), side access and a mature rear garden.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office turn left up the High Street, first right into Atherton Road and at the T junction turn right into Church Way. Take the first left turn into Moores Place. No.20 will be found at the end on the right hand side.

## Porch

Door to:-

## Entrance Hall

Stairs to first floor.

## Bathroom

With a panelled bath, wash hand basin and w.c.

## Sitting Room

16' x 11'1". Two radiators.

## Kitchen/Dining Room

13'1" x 9'6" widening to 12'1". With wall and base units, work surfaces and a sink. Gas cooker point. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Space for a table.

## Rear Hall

## Store

7'9" x 7'2".

## Side Lobby

Door to front and rear. Door to garage area.

## Staircase gives access to landing

## Bedroom 1

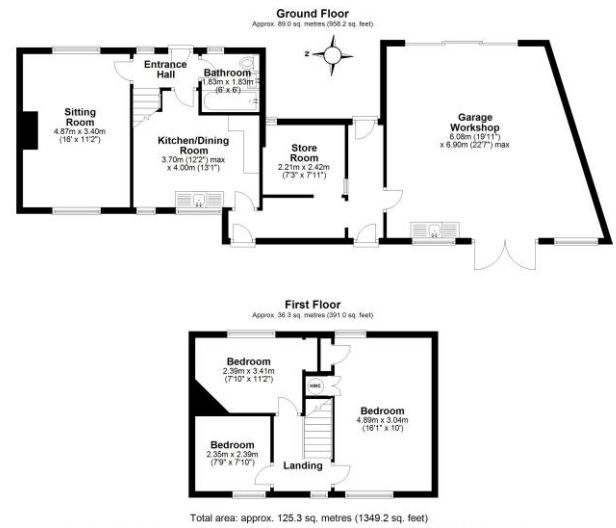
16' x 10'. Built-in cupboards. Radiator.

## Bedroom 2

11'2" max x 7'8" max. Radiator. Storage recess.

## Bedroom 3

7'8" x 7'7". Radiator.



## Garage

21' x 20'. In need of attention. Inspection pit. Access to front and rear.

## At the front of the property is

A very good frontage with shrubs and a driveway with off road parking for several vehicles.

## At the rear of the property is

A good sized garden with mature trees and shrubs. Side access.

## Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

