



3 Newton's Mews

High Street, Hungerford, Berkshire, RG17 0HN





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Guide £425,000

An attractive double fronted property situated in the heart of the town in a small select development.

Description

The property has gas to radiator heating and includes good hall space from which the stairs lead and a useful utility cupboard. The kitchen has a tasteful range of units with integrated appliances, quartz work surfaces and space for a table. The sitting room has a bespoke range of fitted shelving and cupboards creating a very comfortable feel. On the first floor there are two well balanced bedrooms and a bathroom with a shower. Outside there are well tended communal gardens and an allocated parking space that has an electric car charging point. A viewing is strongly advised to fully appreciate the overall appeal of this comfortable home.

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

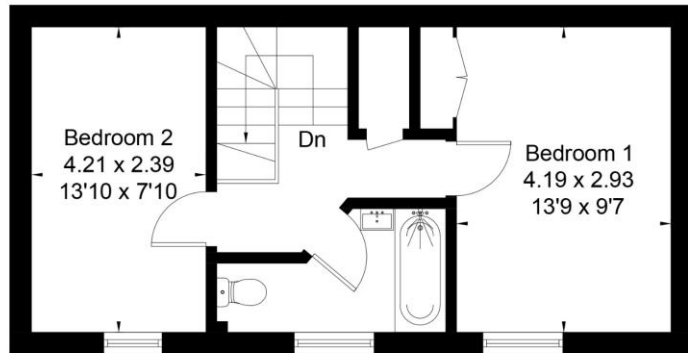
From our office turn right down the High Street and Newton's Mews will be found down on the left hand side opposite Boots the chemist.

- Entrance Hall
- Utility Cupboard
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Communal Gardens
- Allocated Parking Space
- Car Charging Point

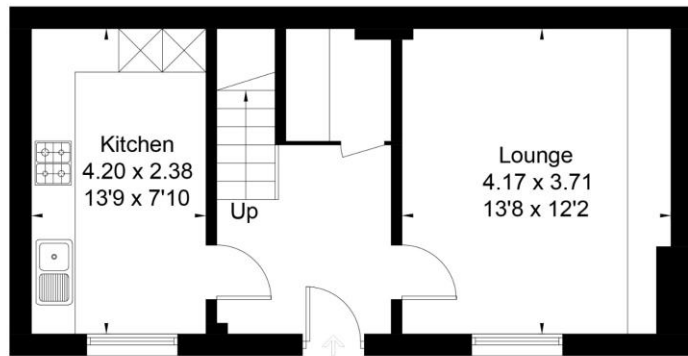




Approximate Area = 74.2 sq m / 799 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor



Ground Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

Entrance Hall

A generous space with stairs to the first floor. Radiator. Wood effect flooring. Recessed spotlights.

Utility

Housing gas fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine with cupboards and work surface over. Wood effect flooring.

Sitting Room

13' 8" (4.17m) x 12' 2" (3.71m). With a range of bespoke fitted shelving and cupboards. Radiator with a lattice front. Wood effect flooring. TV aerial point. Recessed spotlights.

Kitchen/Breakfast Room

13' 9" (4.19m) x 7' 10" (2.39m). With a tasteful range of wall and base units with under unit lighting, drawers, quartz work surfaces and matching upstand. Stainless steel sink unit with a mixer tap. Built-in electric oven, microwave, gas hob and extractor over. Integrated fridge/freezer. Integrated dishwasher. Radiator. Wood effect flooring. Recessed spotlights. Space for a table and chairs.

Staircase gives access to landing

Access to loft. Radiator. Airing cupboard with hot water tank and immersion heater

Bedroom 1

13' 9" (4.19m) x 9' 7" (2.92m). Built-in wardrobe. Radiator.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 2

13' 10" (4.22m) x 7' 10" (2.39m). Radiator.

Bathroom

A white suite comprising panelled bath with a shower over, hand held spray and screen. Wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Chrome finished heated towel rail. Extractor fan.

Outside

There is an attractive lawned communal garden with well stocked borders, seat and coachlight. A gravelled driveway leads to the rear parking space that includes an electric car charging point, with a further area of communal garden beyond that.

Maintenance Charge

To be confirmed.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

