



2 Down View

Hungerford, Berkshire, RG17 0ED





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Guide £250,000

An attractive character property occupying a fantastic position on the edge of Hungerford Common.

Description

The property retains great character throughout and includes a sitting room with a fireplace and a quarry tiled floor, a traditional kitchen with open shelving, solid wood worktops and a quarry tiled floor. There is a useful utility cupboard and a traditional bathroom that includes a shower. On the first floor the main bedroom has exposed floorboards and views of the common. The second bedroom is off of the main one and also has exposed floorboards. Outside there is a mature cottage garden with a central pathway and seating area directly in front of the cottage. A viewing is strongly advised to fully appreciate the feel and lifestyle opportunity that the cottage offers. NO ONWARD CHAIN.

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

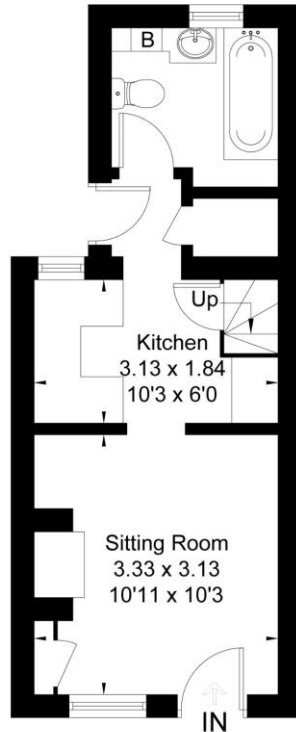
From our office turn right down the High Street and first right into Park Street. Continue over the cattle grid onto the common and the house will be found along on the right hand side.

- Porch
- Sitting Room
- Kitchen
- Rear Hall
- Bathroom
- Two Bedrooms
- Cottage Garden

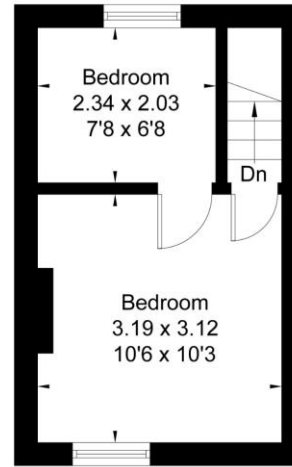




Approximate Area = 40.6 sq m / 437 sq ft



Ground Floor



First Floor



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

Porch

Door to:-

Sitting Room

10' 11" (3.33m) x 10' 3" (3.12m). Exposed brick fireplace with a painted surround. Cupboard to side. Radiator. Quarry tiled floor.

Kitchen

10' 3" (3.12m) x 6' (1.83m). Fitted with a range of base units with open shelving, solid wood worktops and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven and gas hob. Quarry tiled floor.

Rear Hall

Door to rear. Built-in cupboard with plumbing for automatic washing machine.

Bathroom

A white suite comprising panelled bath with a shower over, wash hand basin with a cupboard below and w.c. Tiled surrounds and floor. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating.

Staircase gives access to first floor

Bedroom 1

10' 6" (3.2m) x 10' 3" (3.12m). Exposed floorboards. Exposed beam. Radiator. Door to:-

Bedroom 2

7' 8" (2.34m) x 6' 8" (2.03m). Exposed floorboards. Radiator.

At the front of the property is

A well stocked cottage garden with a wide range of plants providing interest, structure and scent, with a central pathway to the cottage.

At the rear of the property is

A pathway to the side.

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.

Please note:

The photos are from a previous occupation of the property.



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

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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.

