



61 Ramsbury Drive
Hungerford, Berkshire, RG17 0SG





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£430,000

A modern link-detached house situated within the favoured Chapel Rise development.

Description

The property has gas to radiator heating together with double glazing and includes a separate hall, a useful downstairs cloakroom and a utility/study. The open plan sitting room has good natural light and leads through into the dining area and Shaker style kitchen. A good sized conservatory is a valuable extension to the living space and opens on to the rear terrace. On the first floor there are three bedrooms, two of which have built-in wardrobes. The bathroom is in traditional white and includes a shower. Outside there is a driveway for off road parking and an enclosed rear garden, laid to grass with a paved patio leading directly off of the kitchen and conservatory.

Directions

From our office turn right down the High Street and first right into Park Street. Take the second right turn into Ramsbury Drive. Cross the mini roundabout and No.61 will be found on the right hand side.

- Porch
- Entrance Hall
- Cloakroom
- Utility/Study
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Three Bedrooms
- Bathroom
- Gas to Radiator Heating
- Double Glazing
- Driveway
- Gardens

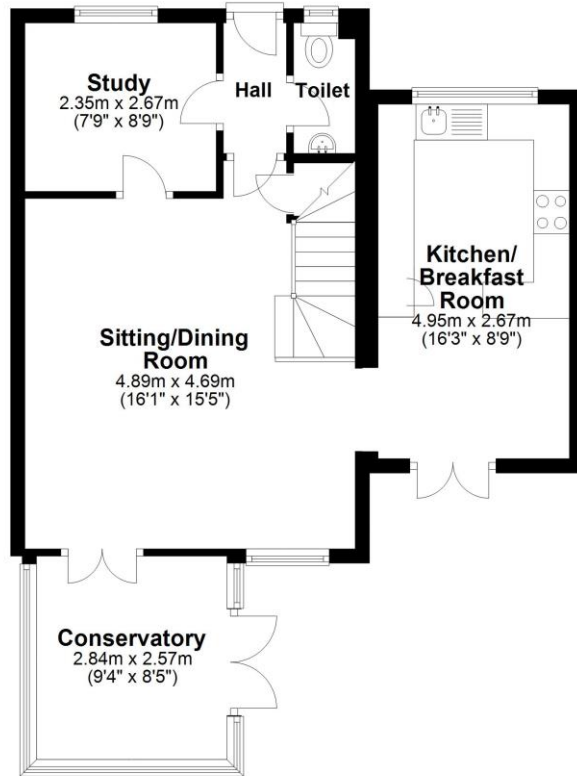
Hungerford

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).

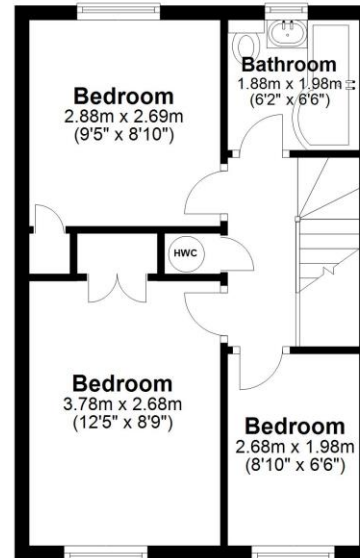




Ground Floor
Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.7 sq. feet)



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

Porch
Door to:-

Entrance Hall
Wood flooring. Radiator.

Cloakroom
With a w.c. and wash hand basin. Radiator.

Utility/Study
Radiator. Wall mounted gas fired boiler for domestic hot water and central heating.

Kitchen/Dining Room
Fitted with a range of Shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Pull-out larder cupboard and corner carousel unit. Open shelving. Built-in electric oven, ceramic hob and extractor over. Plumbing for automatic washing machine and dishwasher. Single drainer stainless steel sink unit with a mixer tap. Wood flooring. Space for a table.

Conservatory
Tiled floor. Doors to garden.

Staircase gives access to landing
Access to loft. Airing cupboard with hot water tank and immersion heater.

Bedroom 1
Built-in wardrobe. Radiator.

Bedroom 2
Built-in wardrobe. Radiator.

Bedroom 3
Radiator.

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

At the front of the property is
A lawned garden with hedging, a pathway to the house and a driveway for off road parking.

At the rear of the property is
A paved seating area with steps to a mainly lawned garden, enclosed by wood panel fencing and hedging.

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		85 B
69-80	C		
55-68	D	55 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.

