



1 Macklin Close

Hungerford, Berkshire, RG17 0BY

marc allen



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£475,000

A very distinctive detached bungalow situated in a convenient location within the town.

Description

The property sits very nicely within the plot with fabulous mature gardens on all sides. The accommodation includes a generous entrance hall with good natural light, a sitting room with a fireplace and a kitchen with space for a table. There are two well balanced bedrooms and a bathroom that includes a shower. A door from the kitchen leads to a covered walkway/store and this in turn has a door in to the garage; a very usable space in changeable weather. There is also a good driveway for off road parking. The beautifully tended gardens are well known in the town, laid to grass with an array of roses, bedding plants, well stocked borders and a vegetable garden. A viewing is strongly advised to fully appreciate the overall qualities and potential of this lovely property.

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. Take the first right again into Fairview Road and Macklin Close is the second turning on the left. No.1 is the first property on the right hand side.

- Porch
- Entrance Hall
- Sitting Room
- Covered Side Store
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Gas to Radiator Heating
- Garage
- Gardens



Floor Plan

Approx. 76.8 sq. metres (827.1 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 sq. feet)



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

Porch

Entrance Hall

Access to loft. Radiator.

Sitting Room

15' 4" (4.67m) x 14' 11" (4.55m). Fireplace with a tiled surround. Two radiators. Patio doors to garden.

Covered Side Store

Door to garage.

Kitchen/Breakfast Room

16' 10" (5.13m) x 11' 5" (3.48m). Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Two larder cupboards. Airing cupboard with gas fired boiler for domestic hot water and central heating. Space for a table and chairs.

Bedroom 1

15' 7" (4.75m) x 9' 7" (2.92m). Built-in wardrobe. Radiator.

Bedroom 2

11' 7" (3.53m) x 9' 7" (2.92m). Built-in wardrobe. Radiator.

Bathroom

A coloured suite comprising twin grip panelled bath with a shower over, wash hand basin and w.c. Chrome finished heated towel rail. Tiled surrounds.

Garage

To the side with a metal up and over door. Light and power. Personal door to side.

Outside

There are beautifully maintained gardens on all sides with lawn, well stocked borders, roses and vegetable gardens. Outside tap. Block paved driveway to the garage.

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		81 B
69-80	C		
55-68	D	64 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.

