



19 Park Street

Hungerford, Berkshire, RG17 0EF







# 19 Park Street

Hungerford, Berkshire, RG17 0EF

£385,000

A unique character property with interesting and flexible accommodation, a good garden and off road parking.

## Description

There is a sitting room with steps down to the kitchen and further steps down to living room. This has a multifuel stove, solid wood flooring and a door to the front. Further steps from the hall lead up to the bathroom which includes a cast iron roll-top bath and a separate shower enclosure. There are three bedrooms, one of which has a built-in wardrobe. Outside there is off road parking for up to three cars, good frontage and a well tended 60' garden to the side. A viewing is strongly advised to full appreciate this unique property which is just a short walk from the common and is also very conveniently located for the railway station and the town centre.

## 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. No.19 will be found on the right hand side just before the common.

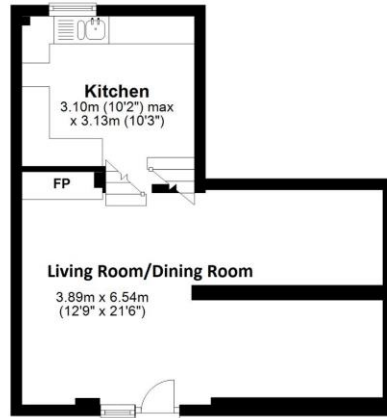
- Sitting Room
- Living Room/Dining Room
- Bathroom with Shower
- Three Bedrooms
- Garden
- Off Road Parking for three vehicles
- Gas to Radiator Heating
- Replacement Double Glazed Windows & External Doors





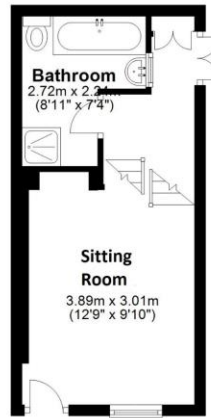
**Ground Floor**

Approx. 35.4 sq. metres (380.8 sq. feet)



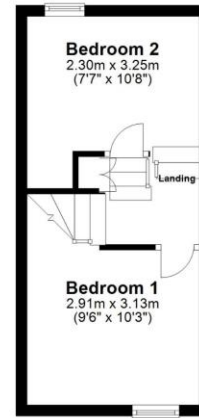
**First Floor**

Approx. 22.1 sq. metres (237.6 sq. feet)



**Second Floor**

Approx. 19.1 sq. metres (205.7 sq. feet)



**Third Floor**

Approx. 9.5 sq. metres (101.9 sq. feet)



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



Door to:

#### Sitting Room

12'8" (3.86m) x 9'10" (3m). Feature fireplace (not in use). Grey wood effect flooring. Radiator.

Steps down to:-

#### Kitchen

10'3" (3.12m) x 8'10" (2.69m). Fitted with a range of white gloss wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for automatic washing machine. Appliance space. Tiled floor. Radiator. Steps down to:-

#### Living Room/Dining Room

21'3" (6.48m) max x 12'10" (3.91m) max overall including two arched areas. Multifuel stove with a tiled hearth. Solid wood flooring. Three radiators. Exposed beams. Replacement part-glazed door and window for natural light.

Steps from hall up to:-

A further landing/hall with doors to the garden. Cupboard housing gas fired boiler for domestic hot water and central heating.

#### Bathroom

Comprising free-standing cast iron roll-top bath, w.c. and wash hand basin. Separate shower enclosure. Tiled surrounds. Heated towel rail. Wood effect flooring. Extractor fan.

Steps up to:-

Landing with airing cupboard and a heater.

#### Bedroom 1

10'7" (3.23m) x 9'10" (3m) plus understairs recess. Radiator.

#### Bedroom 2

10'7" (3.23m) x 7'6" (2.29m). Built-in wardrobe. Access to loft space.

#### Bedroom 3

9'4" (2.84m) x 7'2" (2.18m) max. Radiator. Eaves storage.

#### At the front of the property is

A lawned garden with shrubs, wild flower garden, a pathway to the house and an area of decking. There is also a parking space to the front.

#### At the side of the property is

A patio area leading to a lawned garden with beech hedging, wooden fencing to the sides and well stocked borders. The garden is approx. 60' (18.29m) and there is a further driveway for up to two vehicles at the end. Garden shed.

#### 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		84   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

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

