



4 Freemans Close

Hungerford, Berkshire, RG17 0QR

marc allen



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Hungerford, Berkshire, RG17 0QR

£325,000

An attractive Neo-Georgian style house situated in a convenient location for the town and all of the amenities on offer.

Description

The property has double glazing together with gas to radiator heating and the accommodation includes a good sized sitting room, an inner hall from which the stairs lead and a smart kitchen. There is also a conservatory overlooking the garden. On the first floor there is a generous landing, two well balanced bedrooms and a shower room. Outside there are nicely tended gardens and a car port.

Directions

From our office turn right down the High Street, first left into Church Street and continue into Smitham Bridge Road. Take the second right turn into Freemans Close and No.4 is in on the right hand side.

Hungerford

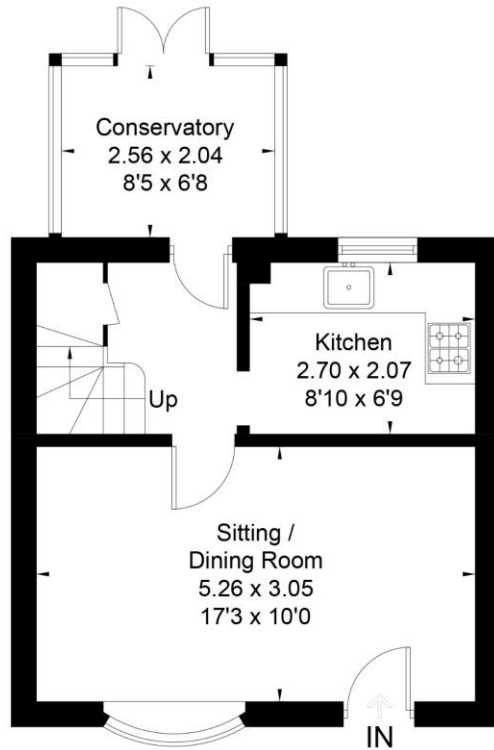
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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).

- Entrance Hall
- Sitting Room
- Inner Hall
- Conservatory
- Kitchen
- Two Bedrooms
- Shower Room
- Gardens
- Car Port

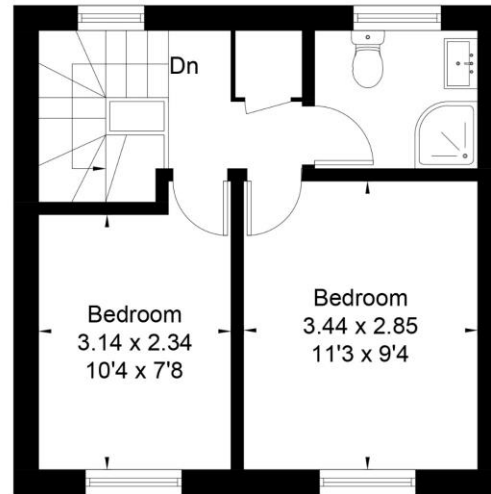




Approximate Area = 61.3 sq m / 660 sq ft



Ground Floor



First Floor



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

Porch

Door to:-

Sitting Room

17' 3" (5.26m) x 10' (3.05m). Wood effect flooring. Two radiators. Bay window.

Inner Hall

Tiled floor. Radiator. Understairs cupboard.

Conservatory

8' 6" (2.59m) x 6' 8" (2.03m). Tiled floor. A double glazed construction with a door to the garden.

Kitchen

8' 10" (2.69m) x 6' 9" (2.06m). Fitted with a range of white gloss wall and base units with drawers, work surfaces over and tiled surrounds. Stainless steel sink unit with a mixer tap. Tiled floor. Electric cooker point. Appliance space.

Staircase gives access to landing

A generous area with good natural light. Access to Insulated loft. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

11' 5" (3.48m) x 9' 4" (2.84m). Radiator.

Bedroom 2

11' 7" (3.53m) x 7' 8" (2.34m). Radiator.

Bathroom

With a curved shower enclosure, wash hand basin and w.c. Tiled floor. Chrome finish heated towel rail. Electric shaver point.

At the rear of the property is

A paved garden with seating areas and well stocked borders providing good structure and interest. The garden is enclosed by wooden fencing with a gate to the rear. Outside tap.

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.



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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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

