



# 15 Atherton Crescent

Hungerford, Berkshire, RG17 0LE





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£305,000

A newly modernised three bedroom house in a popular town centre location.

## Description

The property has been re-decorated throughout and the accommodation includes a refitted kitchen and utility room, a rear lobby and cloakroom and a sitting room. On the first floor there are three bedrooms and a refitted bathroom with a shower over the bath. A driveway for off road parking for two cars has been created at the front of the property, although there is no dropped kerb at the moment, and there is a good sized garden at the rear.

## Directions

From our office turn left up the High Street and first right into Atherton Road. Take the first left turn into Atherton Crescent and No.15 is along on the right hand side.



## Hungerford

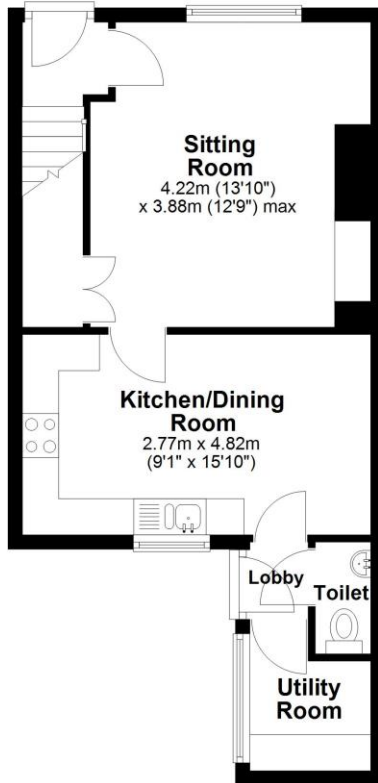
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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
- Kitchen/Dining Room
- Rear Lobby & Cloakroom
- Utility
- Sitting Room
- Three Bedrooms
- Bathroom
- Gas to Radiator Heating
- Gardens



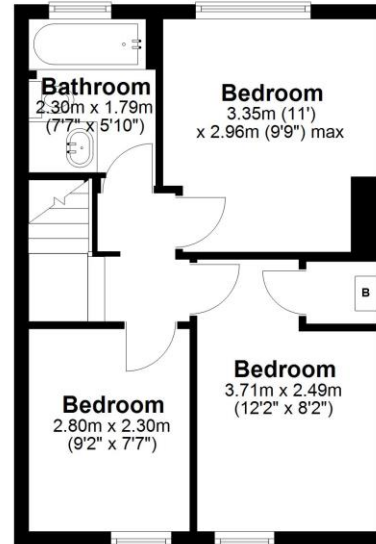
### Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 74.0 sq. metres (796.5 sq. feet)

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

Door to:-

#### Entrance Hall

Stairs to first floor. Radiator.

#### Sitting Room

Deep understairs cupboard. TV aerial point. Arched recess. Radiator.

#### Kitchen/Dining Room

Newly refitted with a range of wall and base units with work surfaces over and tiled splashback. Single drainer stainless steel sink unit with mixer tap. Electric hob with extractor canopy over. Space for oven. Integrated dishwasher. Vinyl flooring. Radiator.

#### Utility

Fitted wall units and laminated work surface. Tiled splashback. Plumbing for automatic washing machine. Vinyl floor. Radiator.

#### Rear Lobby

Door to rear garden. Vinyl flooring.

#### Cloakroom

With a w.c. and wash hand basin. Vinyl flooring. Radiator.

#### Staircase gives access to landing

Access to loft.

#### Bedroom 1

Radiator.

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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.

#### Bedroom 2

Cupboard housing combination boiler for domestic hot water and central heating. Radiator.

#### Bedroom 3

Radiator.

#### Bathroom

A white suite comprising 'P' end bath with an electric shower over. W.C. and vanity unit with wash hand basin. Tiled surrounds. Vinyl flooring. Radiator.

#### At the front of the property is

A part fenced garden with a pathway and two parking spaces (no dropped kerb).

#### At the rear of the property is

A long garden, completely fenced and mostly laid to lawn with a concrete hardstanding/patio and raised beds. Outside light.

#### 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	68   D	
39-54	E		
21-38	F		
1-20	G		

