

marc allen

sales@marcallen.co.uk • www.marcallen.co.uk



## 5 Orchard Park Close

Hungerford, Berkshire, RG17 0BJ

A well proportioned two bedroom house situated within the town.

£230,000

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Gas to Radiator Heating
- Gardens
- Garage

### Description

The property has gas to radiator heating and includes a separate entrance hall and a good sized sitting room. The kitchen has been extended and has ample space for a table. On the first floor there are two bedrooms with built-in storage and a bathroom that includes a shower. Outside there are gardens to the front and rear with a garage behind.

### 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 left up the High Street and first left into Tarrants Hill. At the T junction turn right into Priory Avenue, first right into Hillside Road and bear right into Orchard Park Close. No.5 will be found on the right hand side.



### Porch

Door to:-

### Entrance Hall

### Sitting Room

13' 9" (4.19m) x 13' 5" (4.09m). Radiator. Stairs to first floor.

### Kitchen

13' 9" (4.19m) max x 17' (5.18m) max. With wall and base units, drawers and work surfaces over. Electric cooker

point. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Door to garden.

### Staircase gives access to landing

Access to loft.

### Bedroom 1

13' 9" (4.19m) x 10' 1" (3.07m). Built-in wardrobes. Radiator.

### Bedroom 2

9' 10" (3m) x 8' 4" (2.54m). Built-in wardrobe. Radiator.

### Bathroom

A white suite comprising panelled bath with a Triton shower over, wash hand basin and w.c. Tiled surrounds. Radiator.

### At the front of the property is

A small garden with a pathway to the house and borders.

### At the rear of the property is

A low maintenance style block paved garden with low walling and wood panel fencing. There is also a garage to the rear.

### 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.

