



Flat B

3 Bridge Street, Hungerford, Berkshire, RG17 0EH

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£189,950

An individual split level first floor flat situated in an attractive Grade II listed property in a convenient central location.

Description

The flat is situated to the rear of the building and benefits from garden views from all of the main rooms (garden not included). The property has gas to radiator heating and good natural light and the accommodation includes a separate entrance hall with built-in storage, a sitting room with a feature fireplace and a light coloured kitchen. There is a double bedroom and a bathroom fitted in traditional white.

Directions

From our office turn right down the High Street and continue over the canal into Bridge Street. The property will be found on the left hand side opposite the memorial.



Hungerford

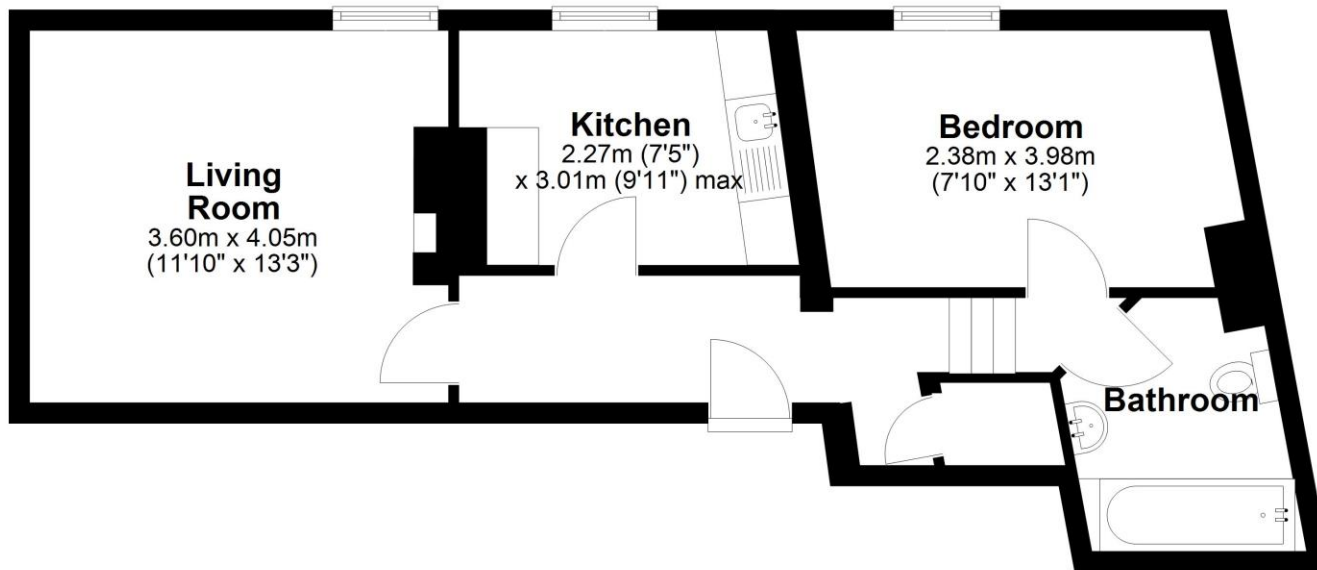
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school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

- Communal Hall
- Entrance Hall
- Inner Hall
- Sitting Room with a feature fireplace
- Kitchen
- Bedroom
- Bathroom
- Gas to Radiator Heating



Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 46.6 sq. metres (501.4 sq. feet)



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

Communal Hall

Tiled floor. Stairs to first floor. Door to:-

Entrance Hall

A split level hall with a deep built-in cupboard.

Sitting Room

13' 2" (4.01m) max x 11' 9" (3.58m). Victorian style fireplace (not in use). Radiator. TV aerial point. Telephone point. Sash window with views over garden (not included).

Kitchen

Approx 9' 3" (2.82m) x 7' 5" (2.26m). Fitted with a range of white wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Appliance space. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating. Sash window with views over garden (not included).

Bedroom

13' 2" (4.01m) x 7' 9" (2.36m). Radiator. Window overlooking garden (not included).

Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Electric light with shaver point. Extractor fan.

Lease

The remainder of a 999 year lease which commenced in January 2019.

Ground Rent

Peppercorn.

Maintenance Charge

Currently £750 per annum.

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.



EPC

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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.

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