



7 Middletons Close

Eddington, Hungerford, Berkshire, RG17 0HQ





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£350,000

An attractive three bedroom house situated in a small development on the outskirts of the town.

Description

The property has gas to radiator heating and includes a hall from which the stairs lead and a useful downstairs cloakroom. The kitchen has a range of light wood effect units and includes a built-in oven and hob. The generous sitting room now opens into a good sized conservatory. This is a valuable extension to the living space and overlooks the garden. On the first floor there are three bedrooms, two of which have built-in wardrobes. The bathroom is finished in traditional white. Outside there is a good sized garden and a car port providing easy access parking.

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

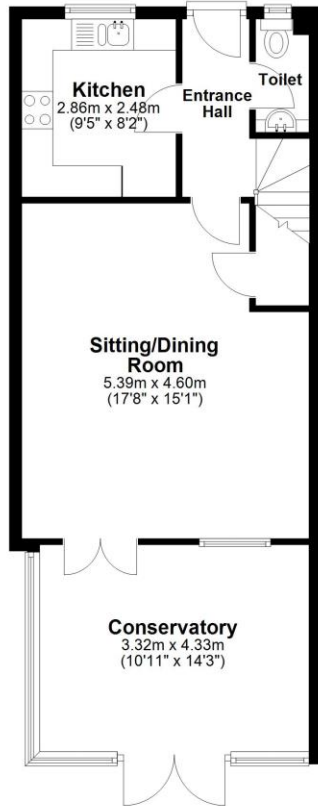
From our office turn right down the High Street and right at The Bear Hotel. At the second roundabout turn left signposted M4 and Middletons Close is immediately on the right. No.7 will be found straight ahead.

- Entrance Hall
- Cloakroom
- Sitting Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Car Port
- Gardens
- Gas to Radiator Heating



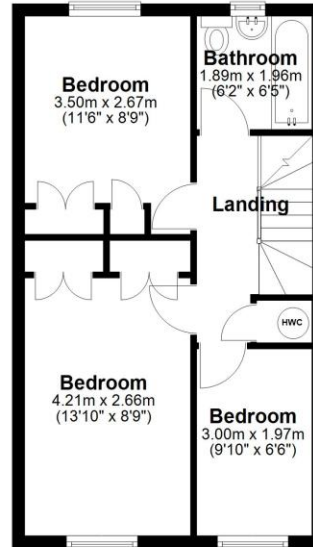
Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 sq. feet)



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

Porch

Door to:-

Entrance Hall

Stairs to first floor. Radiator.

Cloakroom

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

Sitting Room

17' 8" (5.38m) x 15' 1" (4.6m). Built-in cupboard. TV aerial point. Doors to:-

Conservatory

10' 11" (3.33m) x 14' 3" (4.34m). With a tiled floor and doors to the garden.

Kitchen

9' 5" (2.87m) x 8' 2" (2.49m). Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine and dishwasher. Built-in electric oven, microwave, hob and extractor. Gas fired boiler for domestic hot water and central heating.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

13' 10" (4.22m) x 8' 9" (2.67m). Built-in wardrobes. Radiator.

Bedroom 2

11' 6" (3.51m) x 8' 9" (2.67m). Built-in wardrobes. Radiator.

Bedroom 3

9' 10" (3m) x 6' 6" (1.98m). Radiator.

Bathroom

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

Car Port

Situated in the block opposite.

At the front of the property is

A small shrub border and a pathway to the house. Outside light.

At the rear of the property is

A paved patio area leading to a lawned garden with borders, mature tree and a 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

