



# 2 Freemans Close

Hungerford, Berkshire, RG17 0QR

marc allen



## 2 Freemans Close

Hungerford, Berkshire, RG17 0QR

£325,000

An attractive neo-Georgian house situated in a convenient location within the town.

### Description

The property has gas to radiator heating together with double glazing and includes a generous reception room with good natural light, a rear hall area and useful double glazed porch for boots etc. The kitchen has a smart contemporary finish with duck egg blue units and contrasting worktops. The exposed wood staircase gives access to the landing and in turn the two very balanced bedrooms. The shower room is tastefully fitted with a white suite and includes distinctive pink surrounds. Outside there are lawned gardens to the front and rear and a carport to the 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).

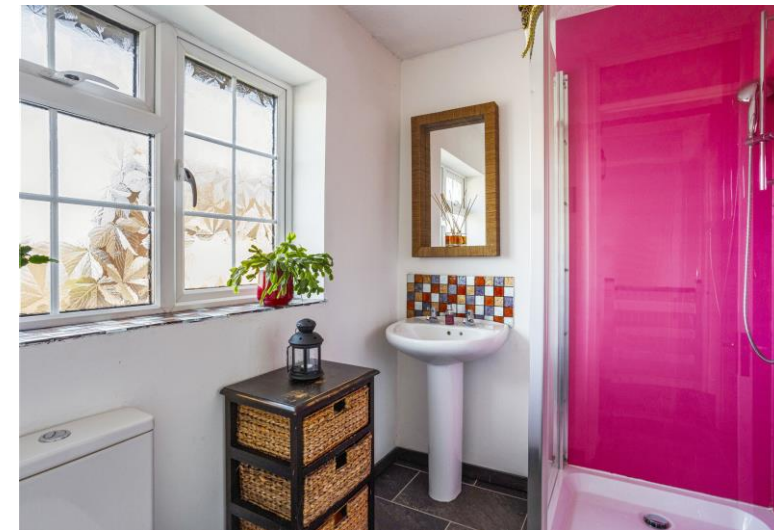
### Directions

From our office turn right down the High Street and first left into Church Street. Continue into Smitham Bridge Road and take the second right turn into Freemans Close. No.2 will be found in the walkway on the right hand side.

- Sitting Room
- Rear Lobby
- Rear Porch
- Kitchen
- Two Bedrooms
- Shower Room
- Gardens
- Carport
- Gas to Radiator Heating
- Double Glazing



# Floor Plan



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

Door to:

#### Sitting Room

Wood finish flooring. Radiator. TV aerial point. Bay window.

#### Rear Lobby

Understairs cupboard. Stairs to first floor. Door to:-

#### Rear Porch

With a door to the garden.

#### Kitchen

Fitted with a smart range of duck egg blue units with contrasting work surfaces and matching upstand. Single drainer sink unit with a mixer tap. Plumbing for automatic washing machine. Ceramic hob and splashback. Wall mounted gas fired boiler for domestic hot water and central heating.

#### Staircase gives access to landing

Side window. Built-in cupboard.

#### Bedroom 1

Radiator.

#### Bedroom 2

Radiator.

#### Shower Room

A white suite comprising wash hand basin, w.c. and glazed shower enclosure with feature pink surrounds.

#### Carport

A barn style construction to the side.

#### At the front of the property is

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

#### At the rear of the property is

A lawned garden with a paved terrace, garden shed and an area of slate chippings. The garden is enclosed by wood panel fencing with a gate 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.



EPC

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

marc allen

[www.marcallen.co.uk](http://www.marcallen.co.uk)