

marc allen

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2 Bulpit Lane

Hungerford, Berkshire, RG17 0AU

An older style semi-detached house that is largely a shell and A PROJECT TO BE COMPLETED by the purchaser.

£285,000

- Entrance Hall
- Cloakroom/Utility
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Gardens

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description

The accommodation could include good hall space from which the stairs lead, a cloakroom/utility, sitting room with a fireplace and a generous kitchen/breakfast room with bi-folds to the garden. On the first floor there are three bedrooms and a bathroom. Outside there is an area of garden at the front and a good sized rear garden of approx. 75'.

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 at the second roundabout turn left into Priory Road. Take the second left turn into Bulpit Lane and No.2 will be found on the right hand side.

Door to:-

Entrance Hall

Stairs to first floor.

Cloakroom/Utility

Subject to drainage.

Sitting Room

19' 4" (5.89m) x 10' 11" (3.33m). Brick fireplace. Double glazed patio door to garden.

Kitchen/Breakfast Room

24' (7.32m) max x 12' (3.66m) max. Bi-fold doors to garden.

Staircase gives access to garden

Side window. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

10' 11" (3.33m) x 10' 4" (3.16m). Radiator.

Bedroom 2

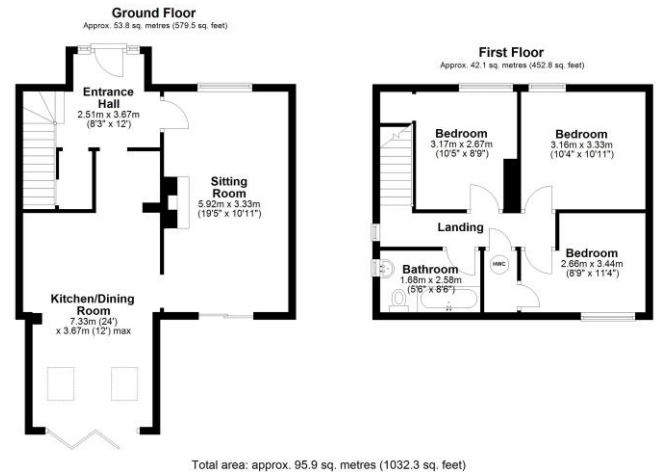
11' 4" (3.44m) max x 8' 9" (2.67m) max. Radiator. Built-in cupboard.

Bedroom 3

10' 5" (3.17m) x 8' 9" (2.67m). Radiator. Built-in cupboard.

Bathroom

8'6" (2.58m) x 5'6" (1.68m).



At the front of the property is

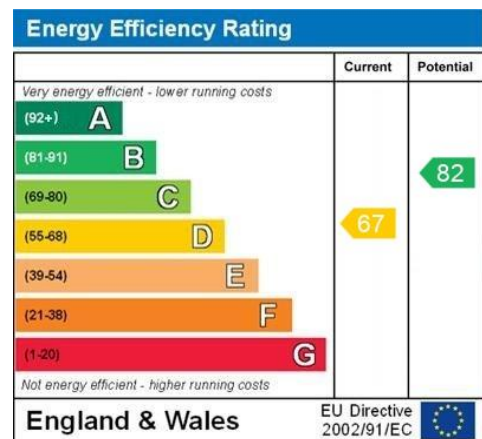
A small area of garden with retaining wall and a pathway to the house.

At the rear of the property is

An enclosed garden of approx. 75' (22.86m) laid to grass with an area of decking. Gate to side.

Services

All mains connected (tbc). Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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