



1 Lamb Close

Hungerford, Berkshire, RG17 0QE





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£260,000

An individual character property situated in a small courtyard development within the town.

Description

The very tasteful accommodation includes a separate hall, a contemporary shower room and a fabulous open plan kitchen and living space with French doors to the garden. The kitchen has a smart range of gloss fronted units and integrated appliances. Stairs rise to the first floor where there is a double bedroom with storage and good natural light. Outside there is a lovely enclosed garden with an area of decking, lawn, raised border and greenhouse.

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

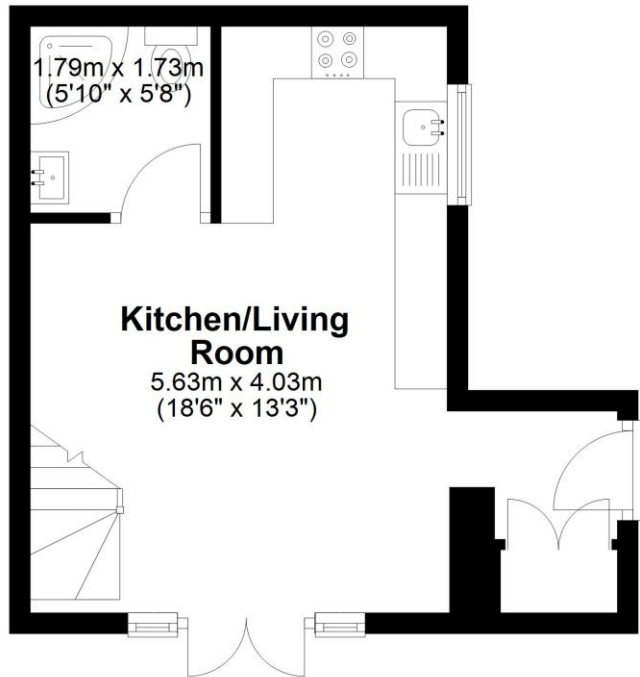
From our office turn right down the High Street and right at The Bear Hotel. The property will be found just along on the right hand side.

- Entrance Hall
- Shower Room
- Open Plan Kitchen/Sitting Room/Dining Room
- Double Bedroom
- Enclosed Garden
- Allocated Parking Space



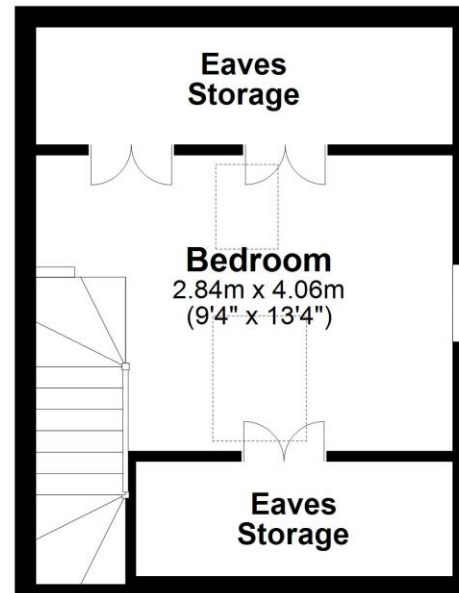
Ground Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



First Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

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

Entrance Hall

Tiled floor. Built-in cupboard.

Open Plan Kitchen/Sitting/Dining Room

A lovely light and airy space with wood finish flooring and French doors to the garden. The kitchen has a range of cream gloss fronted wall and base units with drawers, wooden work surfaces over, tiled surrounds and under unit lighting. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, gas hob and extractor over. Integrated fridge, freezer, washing machine and dishwasher. Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator.

Shower Room

Fitted in a smart contemporary style to include a corner shower with hand-held spray and deluge head, w.c. and wash hand basin with drawers below. Chrome finish heated towel rail.

Staircase gives access to:-

Bedroom

With good natural light. Radiator. Eaves storage.

Outside

There is an enclosed garden with an area of decking, lawn, raised beds and a greenhouse. Gate to side. Outside lights and power.

Lease

The remainder of a 125 year lease which commenced in July 2015.

Ground Rent

One peppercorn.

Maintenance Charge

N/A

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		94 A
81-91	B		
69-80	C	76 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.

