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sales@marcallen.co.uk • www.marcallen.co.uk



1 Crown Mews

Hungerford, Berkshire, RG17 0NR

A rarely available cottage style property very conveniently located at Crown Mews, an attractive development for those over 55 years of age.

£210,000

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Residents Parking Area

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

Description

The accommodation includes a separate hall space, a good sized sitting room and a kitchen. Stairs lead to the first floor where there is a double bedroom and a bathroom. The communal gardens are very nicely maintained as are the gardens directly adjacent to the property. This property also has a further small paved area with a useful store to the rear.

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. Take the first left turn into Crown Mews and No.1 will be found along in the wakway on the right hand side.

Replacement Door to:-

Entrance Hall

Sitting Room

13' 10" (4.22m) x 11' 8" (3.56m). Night storage heater. TV aerial point.

Kitchen

10' 5" (3.18m) x 8' 3" (2.51m). Fitted with a range of light oak finish wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Plumbing for automatic washing machine. Appliance space. Doors to rear.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

Bedroom

13' 10" (4.22m) x 11' 10" (3.61m). Fitted wardrobes. Night storage heater.

Bathroom

Comprising panelled bath, wash hand basin and w.c.

Outside

There is a paved area and very attractive communal gardens laid to lawn with well stocked borders which include shrubs, roses and trees.

Maintenance Charge

To be confirmed.



Services

All mains connected, except gas. 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		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		