



5 Church Street
Hungerford, Berkshire, RG17 0JG

marc allen



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£415,000

An attractive three storey house situated in a convenient central location with good rail links to London and within walking distance of the town centre.

Description

An attractive three storey town house situated in a convenient central location. The property retains great character throughout and the nicely presented accommodation includes a separate entrance hall, a sitting room with an open fireplace and a fitted kitchen with integrated appliances. There is also a small but useful conservatory off of the kitchen with a glass roof. On the first floor there are two good bedrooms and a bathroom complete with a shower. A further staircase rises to the top floor where there is a third double bedroom with a dual aspect and a recently fitted shower room in a smart contemporary finish. Outside there is a garden in excess of 100' laid to grass with mature trees, shrubs, patio area and summerhouse.

Hungerford

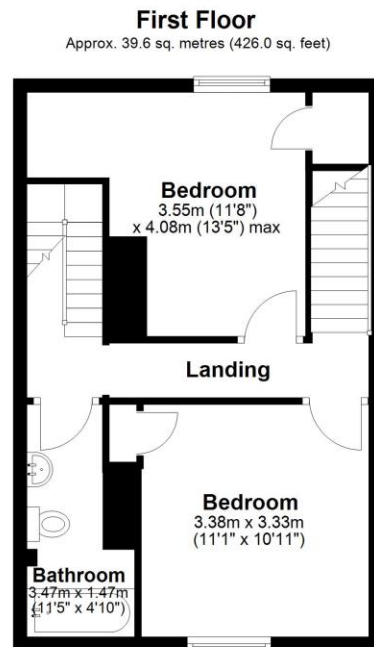
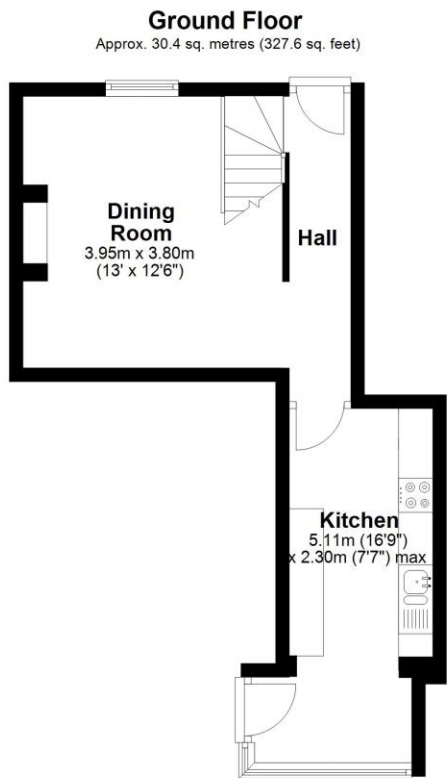
Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The

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.

Directions

From our office turn right down the High Street and first left into Church Street. No.5 is along on the left hand side.

- Entrance Hall
- Sitting Room with a Fireplace
- Fitted Kitchen
- Small Conservatory
- Three Bedrooms
- Bathroom with Shower
- Recently Fitted Contemporary Shower Room
- Garden in excess of 100'
- Outbuilding & Summerhouse



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)



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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.

Replacement Door to:-

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room

12'11" (3.94m) x 12'5" (3.78m). Open fireplace with a brick surround. Radiator. Telephone point.

Kitchen

11'7" (3.53m) x 6'10" (2.08m). Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, gas hob and extractor fan over. Plumbing for automatic washing machine. Integrated fridge, freezer and slimline dishwasher. Tiled floor. Radiator. Opening to:-

Rear Conservatory

7' 6" (2.29m) x 5' 1" (1.55m). Radiator. Tiled floor. Stable door to rear.

Staircase gives access to landing

Bedroom 1

11' (3.35m) x 10'11" (3.33m). Built-in wardrobe. Radiator. TV aerial point.

Bedroom 2

13'5" (4.09m) narrowing to 9'9" (2.97m) and 8' (2.44m) x 11'7" (3.53m) max. Radiator. Built-in cupboard. (Currently used as a sitting room).

Bathroom

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

Second staircase gives access to landing with storage

Bedroom 3

15'11" (4.85m) plus window seat x 11'2" (3.4m) max. Built-in double wardrobe and fitted shelving. Access to loft space. Radiator.

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Shower Room

Very tastefully fitted in a contemporary style with a 'walk-in' shower area and glass screen. Wash hand basin with a cupboard below and w.c. Tiled surrounds.

At the rear of the property is

There is an area of hardstanding (over which there is a right of way) and a brick-built store shed. A pathway leads to a lawned garden with borders and a further pathway leads to a further garden area with mature trees, shrubs, patio area and a summerhouse. The garden is over 100' (30.48m) in length.

Please Note:

The railway line runs to the rear of the property. Parts of the property form a flying freehold.

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.

Please Note:

Please note the photos are from when the vendor was in residence and are for guidance only.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
62	56	58	64
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

