



5 Church Street

Hungerford, Berkshire, RG17 0JG

marc allen



# 5 Church Street

Hungerford, Berkshire, RG17 0JG

£405,000

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

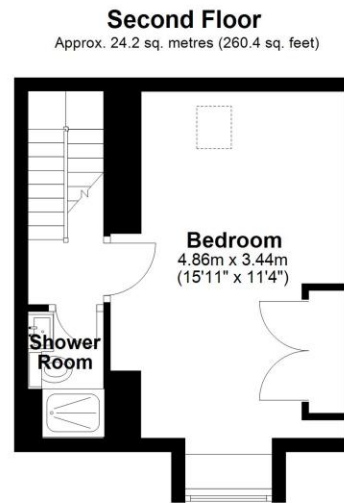
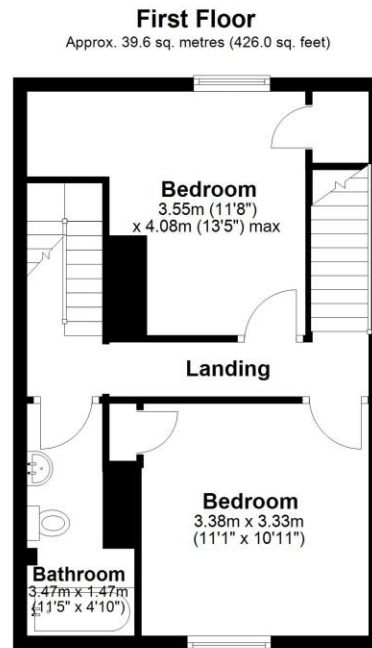
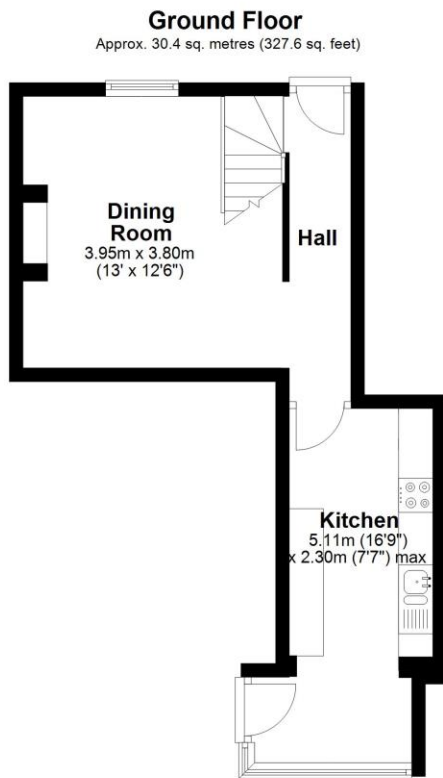
Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The

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.

#### 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81  B
69-80	C		
55-68	D	62  D	
39-54	E		
21-38	F		
1-20	G		

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