



# 2 Lancaster House Mews

High Street, Hungerford, Berkshire, RG17 0NB







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£385,000

A truly outstanding character property situated in an extremely convenient location just off of the High Street.

### Description

The property has been carefully and tastefully improved with attention to detail throughout to create a very comfortable home. The accommodation includes an entrance lobby from which the stairs lead, with a stunning open plan kitchen, living and dining space. The kitchen has a smart range of units with integrated appliances, lots of natural light and bespoke joinery to maximise the dining space and storage. The stairs rise to a first floor landing where there are two bedrooms and a beautifully fitted shower room. Outside there is a lovely garden with well-stocked borders, a paved terrace and a sunny aspect. A viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity on offer with this unique home.

### 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 and first left again next to the wine shop into Neates Yard. At the top of the road turn left into the parking area and No.2 is down on the right hand side.

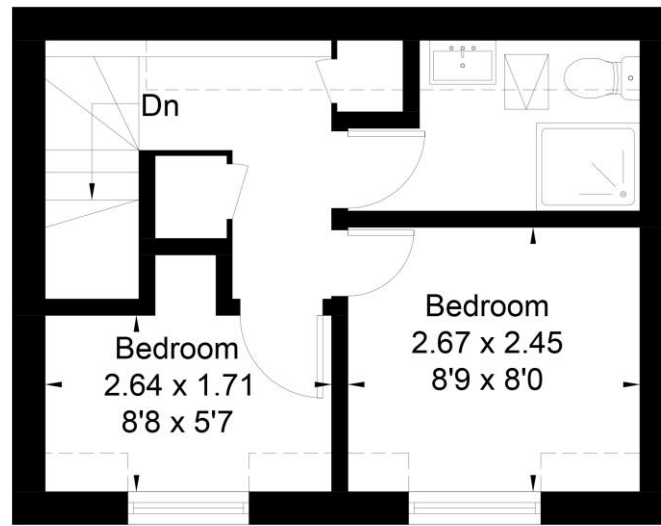
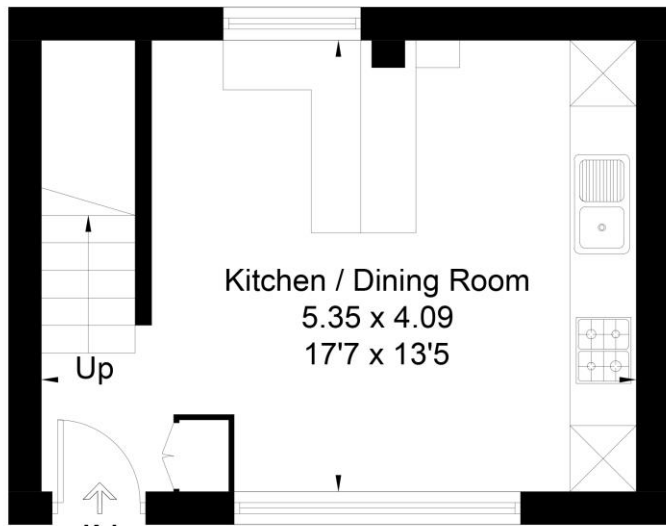
- Entrance Lobby
- Open Plan Kitchen/Dining/Sitting Room
- Two Bedrooms
- Shower Room
- Low Maintenance Style Cottage Garden



Approximate Floor Area = 44.4 sq m / 478 sq ft



 = Reduced head height below 1.5m



Ground Floor

First Floor



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



Front Door to:-

#### Entrance Lobby

Stairs to first floor. Opening to:-

#### Kitchen/Dining/Sitting Room

17' 7" (5.36m) x 13' 5" (4.09m). Beautifully fitted with a very smart range of wall and base units with drawers, a wine rack, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a Quooker tap. Integrated oven and hob with extractor over. Integrated fridge/freezer. Bespoke fitted wooden bench with space for a table. Wood effect flooring.

Staircase gives access to landing

#### Bedroom 1

8' 9" (2.67m) x 8' (2.44m). Access to loft.

#### Bedroom 2

8' 8" (2.64m) x 5' 7" (1.7m).

#### Shower Room

Tastefully fitted with a shower enclosure with deluge shower head and hand-held spray. Tiled wall. Wash hand basin with granite effect surround and drawers below and w.c. Chrome finish heated towel rail. Wood effect flooring. Velux window.

#### Outside

There is a delightful low maintenance style cottage garden with cobble-style paving and a well-stocked raised border with various plants and shrubs. Wooden storage unit. All enclosed by wood panel fencing and picket fencing.

#### 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.



110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

