



64 High Street

Hungerford, Berkshire, RG17 0NE





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£299,950

A really lovely cottage that retains great character throughout, very conveniently situated in the High Street.

Description

Arranged over three floors, the accommodation includes a sitting room with an exposed brick fireplace and woodburner, a Shaker style kitchen with space for a table and a bathroom in traditional white, together with a separate w.c. On the first floor there are two bedrooms, one of which has an exposed brick fireplace and exposed floorboards. A further staircase rises to the top floor room with a distinctive vaulted ceiling and good natural light. Outside there is a lower paved terrace with steps to a lawned garden, gravelled seating area and gate to the rear.

Please Note:

There is a right of way for the neighbour to access their garden from the upper level.

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).

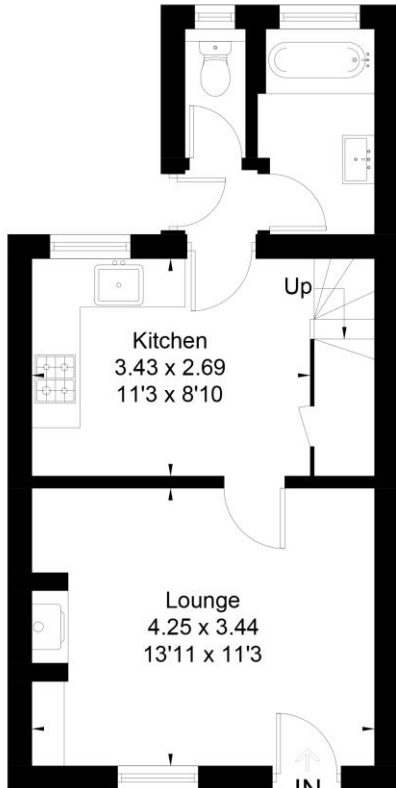
Directions

From our office turn left up the High Street and No.64 will be found at the top on the right hand side.


- Sitting Room
- Kitchen
- Rear Hall
- Bathroom
- Separate W.C.
- Three Bedrooms
- Garden
- Gas to Radiator Heating

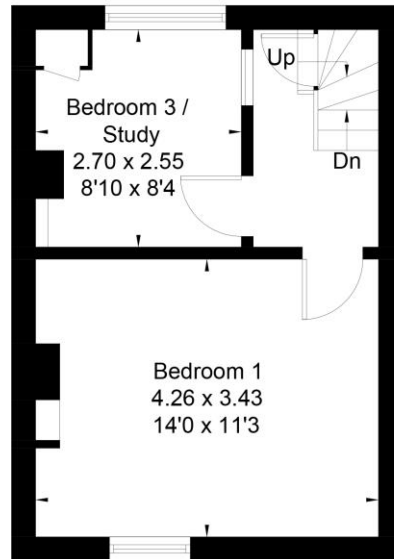


Approximate Floor Area = 77.8 sq m / 837 sq ft

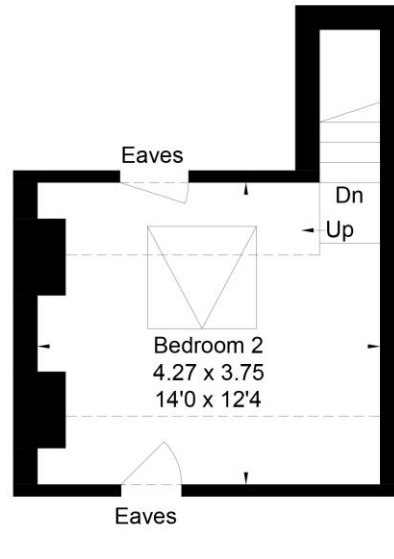


Ground Floor

 = Reduced head height below 1.5m



First Floor



Second Floor



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

Door to:-

Sitting Room

Brick fireplace with a woodburning stove. Slate tiled floor. Traditional style radiator. Fitted cupboards and shelf.

Kitchen

Fitted with a range of cream coloured wall and base units with wooden work surfaces over and tiled surrounds. Belfast style sink with a mixer tap. Fitted shelving. Built-in electric oven, gas hob and extractor over. Plumbing for automatic washing machine. Appliance space. Radiator. Understairs cupboard. Stable door to:-

Rear Hall

Door to garden.

Bathroom

A white suite comprising panelled bath with a traditional style shower over. Wash hand basin. Tiled surrounds. Chrome finish heated towel rail.

Separate W.C.

With a traditional high cistern w.c. Tiled floor. Part-panelled walls. Radiator.

Staircase gives access to landing

Distinctive leaded light glass panel.

Bedroom 1

Exposed brick fireplace and grate (not in use). Exposed floorboards. Radiator.

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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.

Bedroom 2

Wood effect flooring. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

Stairs to top floor

Bedroom 3

Exposed painted brickwork. Velux windows. Eaves storage.

Outside

There is a paved terrace with a pergola and steps up to a mainly lawned garden with gravelled area, all enclosed by wood panel fencing with a gate to the rear.

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		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

