



12 Bewick Mews  
Hungerford, Berkshire, RG17 0QS

marc allen

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# 12 Bewick Mews

Hungerford, Berkshire, RG17 0QS

Guide £385,000

A smart modern house arranged over three floors and very conveniently located just a short walk from the High Street.

## Description

The property has triple glazed windows, sleek contemporary electric convector heaters and a very good energy rating (B). The house is accessed via the mezzanine floor and the accommodation includes a large sitting room and open plan kitchen/dining area. There is also a cloakroom on this floor. On the first floor there is a bedroom, a study/bedroom and a family bathroom. On the top floor there is a main bedroom with an en-suite shower room. Outside there is an enclosed garden to the rear and two allocated parking spaces in the undercroft.

## Hungerford

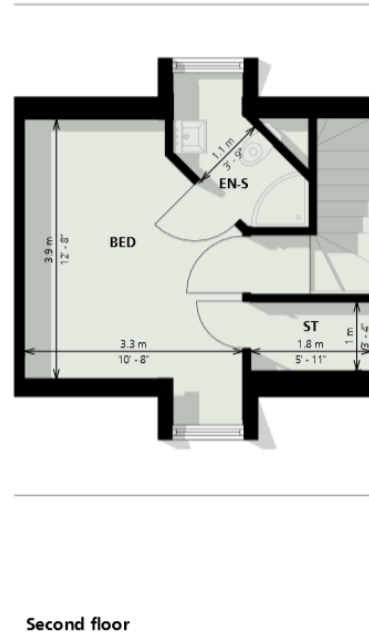
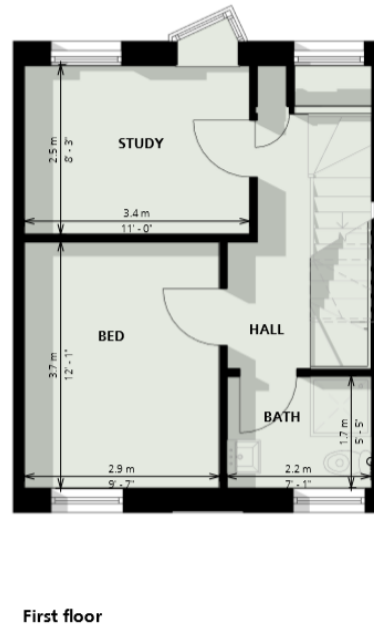
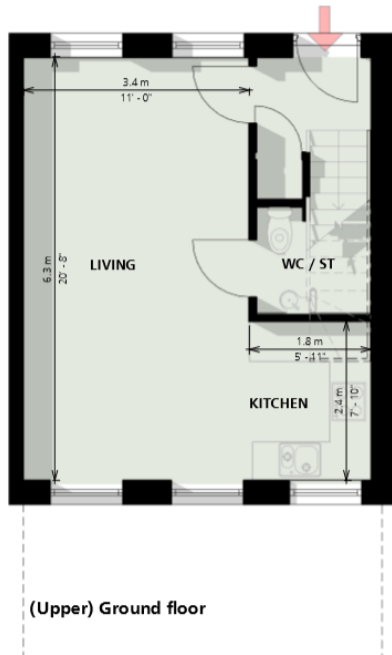
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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 right into Park Street. Take the first left turn through Williams Court and Bewick Mews is accessed via the automatic barrier.

- Open Plan Kitchen/Dining/Sitting Room
- Cloakroom
- Two Bedrooms
- Study/Bedroom
- Bathroom
- En-Suite Shower Room
- Rear Garden
- Undercroft Parking



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

### Porch

Glazed door to:

### Entrance Hall

Stairs to first floor.

### Cloakroom/Utility

Comprising wash hand basin and w.c. Wood effect flooring.  
Plumbing for automatic washing machine. Appliance space.

### Sitting Room/Dining Room

20' 8" (6.3m) x 11' (3.35m). Two electric panel heaters.  
French doors to garden.

### Kitchen

7' 10" (2.39m) x 5' 11" (1.8m). Fitted with a range of white gloss fronted units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor. Integrated dishwasher.

### Staircase gives access to landing

With good natural light.

### Bedroom

12' 1" (3.68m) x 9' 7" (2.92m). Electric panel heater.

### Study/Bedroom

11' (3.35m) x 8' 3" (2.51m). Bay window overlooking the mezzanine.

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### Bathroom

A contemporary white suite comprising panelled bath with a thermostatic shower over and screen, wash hand basin with a drawer below and w.c. Tiled surrounds. Chrome finished heated towel rail.

### Staircase gives access to second landing

Built-in cupboard.

### Bedroom

12' 5" (3.78m) x 10' 8" (3.25m). Electric panel heater.

### En-Suite Shower Room

With a smart contemporary suite comprising generous shower enclosure with a thermostatic shower, wash hand basin with a drawer below and w.c. Heated towel rail.

### Outside

There is a low maintenance style garden enclosed by wooden fencing with laurel, a paved terrace and artificial grass for ease. There are two allocated parking spaces in the undercroft.

### Lease

The remainder of a 999 year lease which commenced in 2019. We understand that each resident owns a share of the freehold.

### Service Charge

Currently £1,588.94 per annum including buildings insurance.

### 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		95  A
81-91	B	81  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.