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## 21A Moores Place

Hungerford, Berkshire, RG17 0JS

A modern detached house situated in an established residential area of the town.

Guide £370,000

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms
- Bathroom with Shower
- Gas Heating & Double Glazing
- Driveway
- Rear Garden

110 High Street, Hungerford, Berkshire RG17 0NB  
Tel: 01488 685 353 Fax: 01488 680844

### Description

The property has gas to radiator heating and double glazing and the accommodation includes an entrance hall from which the stairs lead, a downstairs cloakroom, a good sized sitting room and a kitchen/dining room. On the first floor there are three bedrooms and a bathroom with a shower over the bath. Outside there is double width block paved driveway for off road parking and a rear garden with a patio and lawn. The property is for sale with NO ONWARD CHAIN.

### 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 first left into Atherton Road. At the T junction turn right into Church Way and first left into Moores Place. No.21A will be found along on the left hand side.

### UPVC front door to:

#### Entrance Hall

Stairs to first floor. Understairs recess. Tiled floor. Radiator.

#### Cloakroom

A white suite comprising wash hand basin and w.c. Tiled surrounds and floor. Radiator.

#### Sitting Room

14' 3" (4.34m) x 11' 3" (3.43m). Feature fireplace with stone hearth and wood surround. Laminate floor. Radiator.

#### Kitchen/Dining Room

14' 2" (4.32m) x 12' 6" (3.81m). Fitted with a range of Shaker style wall and base units with drawers, work surfaces over and tiled surrounds. One and a half bowl enamel sink with a mixer tap. Built-in oven and hob with extractor over. Appliance space. Recessed spotlights. Radiator. Door to garden.

#### Staircase gives access to landing

Access to loft.

#### Bedroom 1

14' 2" (4.32m) x 9' (2.74m). Radiator.

#### Bedroom 2

12' 1" (3.68m) x 10' (3.05m). Wardrobe recess. Radiator.

#### Bedroom 3

7' 8" (2.34m) x 7' 6" (2.29m) max. Radiator.

#### Bathroom

Comprising a white suite with a panelled bath with a shower over and screen, wash hand basin and w.c. Tiled surrounds. Chrome finish heated towel rail. Velux window.

#### At the front of the property is

A block paved driveway with parking for two vehicles. Side access to rear garden.



#### At the rear of the property is

A wide paved patio with brick retaining wall and steps to a lawned area, enclosed by wood panel fencing.

#### 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:

The photos are from when the property was new and are for guidance only.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95  A
81-91	B	83  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		