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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 £355,000

- 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		