



65 High Street

Hungerford, Berkshire, RG17 0NE

marc allen



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Guide £285,000

A carefully modernised cottage conveniently situated in Hungerford High Street.

Description

The property retains charm and character throughout and the accommodation includes a sitting room with an open fireplace, a modern Shaker style kitchen and a smart refitted bathroom. On the first floor there are two double bedrooms as well as an attic/bonus room. The windows are all double glazed and there is gas to radiator heating. Outside there is a small courtyard which gives access to a low maintenance style rear garden.

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.65 will be found at the top on the right hand side.

- Sitting Room
- Kitchen
- Bathroom
- Rear Lobby
- Two Bedrooms
- Attic Room
- Rear Garden
- Double Glazing
- Gas to Radiator Heating





Floor Plan



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

Front door to:-

Sitting Room

14' 1" (4.29m) x 11' 4" (3.45m). Fireplace with a brick hearth and chimney breast. UPVC sash window. Radiator.

Kitchen

14' 3" (4.34m) x 8' 10" (2.69m). Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Integrated oven and hob with an extractor over. Radiator.

Rear Lobby

Larder cupboard. Door to garden.

Bathroom

A white suite comprising panelled bath with a shower over. Wash hand basin and w.c. Tiled surrounds. Radiator.

Staircase gives access to first floor

Bedroom 1

14' 2" (4.32m) x 11' 3" (3.43m). Fireplace with a brick chimney breast. Exposed floorboards. UPVC sash window. Radiator.

Bedroom 2

11' 9" (3.58m) x 8' 10" (2.69m). Cupboard housing gas fired combination boiler for domestic hot water and central heating. Brick chimney breast. Radiator. Stairs to:-

Attic Room

14' 8" (4.47m) x 11' 7" (3.53m). Brick chimney breast. Eaves storage. Feature brick wall. Exposed beams.

At the rear of the property

There is a small courtyard area with steps giving access to the low maintenance style rear garden. This is gravelled with railway sleepers and shrub borders, all 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.



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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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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