



2 Sarum Way

Hungerford, Berkshire, RG17 0LJ

marc allen

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Hungerford, Berkshire, RG17 0LJ

£465,000

An older style semi-detached house situated in an established and convenient residential area of the town.

Description

The property has gas to radiator heating together with double glazing and includes a useful porch, good hall space from which the stairs lead and a downstairs cloakroom. The kitchen has space for a table and overlooks the garden. There is also a utility room to the side with a door to the garden, so ideal for muddy boots, dogs etc. The sitting room is very nicely proportioned and has a fireplace with a woodburning stove. Doors lead to a conservatory/garden room which has space for a dining table. On the first floor there is a generous landing and three well balanced bedrooms, two of which have built-in wardrobes. The bathroom is nicely fitted in traditional white and includes a shower. Outside there are double gates to the side leading to the driveway. There is a good sized mature garden with a patio, lawn and borders. There is also a very useful detached outbuilding, divided into two separate areas. Planning Permission has been granted for a rear extension to the kitchen and dining room.

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

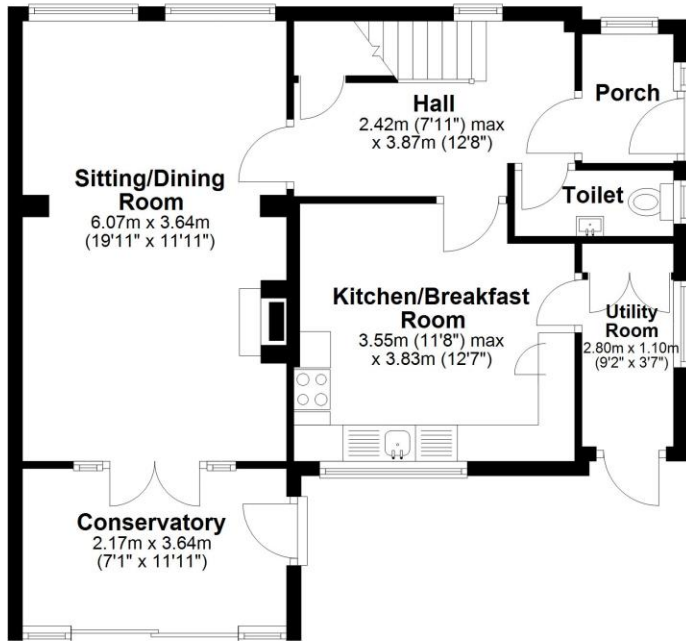
From our office turn left up the High Street and at the second mini roundabout turn left into Priory Road. Take the first right turn into Sarum Way and No.2 is immediately on the left hand side.

- Enclosed Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Conservatory/Garden Room
- Utility
- Kitchen
- Three Bedrooms
- Bathroom with Shower
- Gardens
- Driveway



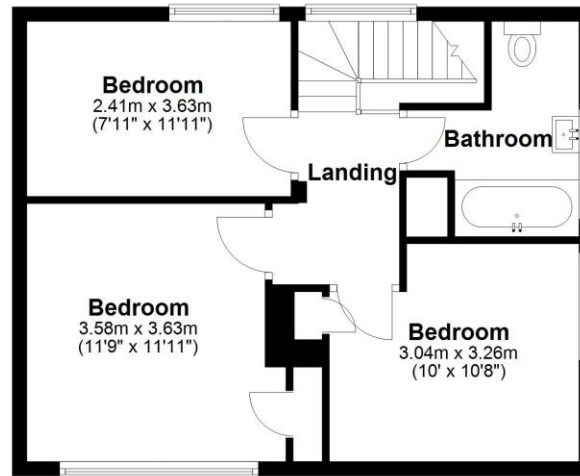
Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)



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

Enclosed Porch

Entrance Hall

Wood effect flooring. Radiator. Understairs cupboard.

Cloakroom

With a w.c. and wash hand basin with storage below. Tiled floor. Heated towel rail.

Sitting Room

19' 10" (6.05m) x 11' 1" (3.38m). With a stone fireplace and woodburning stove. Two radiators. Door to:-

Conservatory

11' 11" (3.63m) x 7' 1" (2.16m). Doors to garden.

Utility

Built-in cupboard. Door to rear.

Kitchen

12' 3" (3.73m) x 11' 6" (3.51m). Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Double drainer stainless steel sink unit with a mixer tap. Radiator.

Staircase gives access to landing

Side window. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

11' 10" (3.61m) x 11' 10" (3.61m). Built-in wardrobe. Radiator.

Bedroom 2

10' 8" (3.25m) x 9' 11" (3.02m). Built-in wardrobe. Radiator.

Bedroom 3

11' 10" (3.61m) x 7' 10" (2.39m). Radiator.

Bathroom

A white suite comprising panelled bath with side taps and a separate shower over, wash hand basin with drawers below and w.c. Tiled floor and surrounds. Heated towel rail.

At the front of the property

There are double gates to the side leading to the driveway. There is an area of lawn with mature shrub borders, enclosed by walling and hedging.

At the rear of the property is

A lawned garden with a patio, borders and a mature tree, all enclosed by wood panel fencing. There is also a detached outbuilding, divided into two separate areas.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

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