



83 High Street

Hungerford, Berkshire, RG17 0NA

marc allen

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£325,000

An attractive town house, conveniently situated in Hungerford High Street.

Description

The property has gas to radiator heating and includes a sitting room with a fireplace, Ash finish flooring and a dividing central staircase. There is a dining room with the same flooring for continuity and a smart kitchen. On the first floor there is a generous landing and two bedrooms with exposed floorboards. The spacious bathroom has been tastefully fitted in a contemporary style and includes a separate shower enclosure as well as the bath. Outside there is a low maintenance style garden that includes an upper and lower level, hard standing, border and wooden fencing.

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.

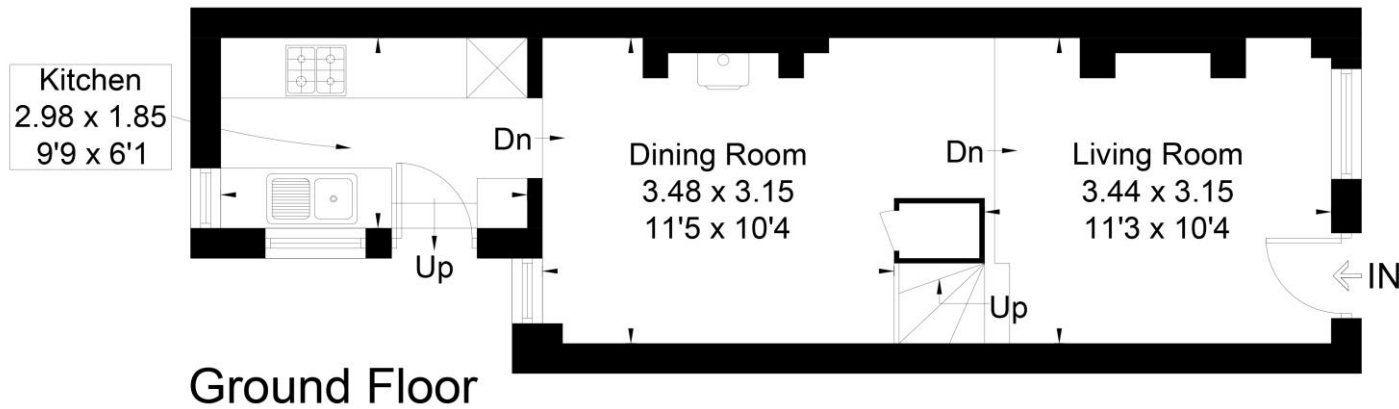
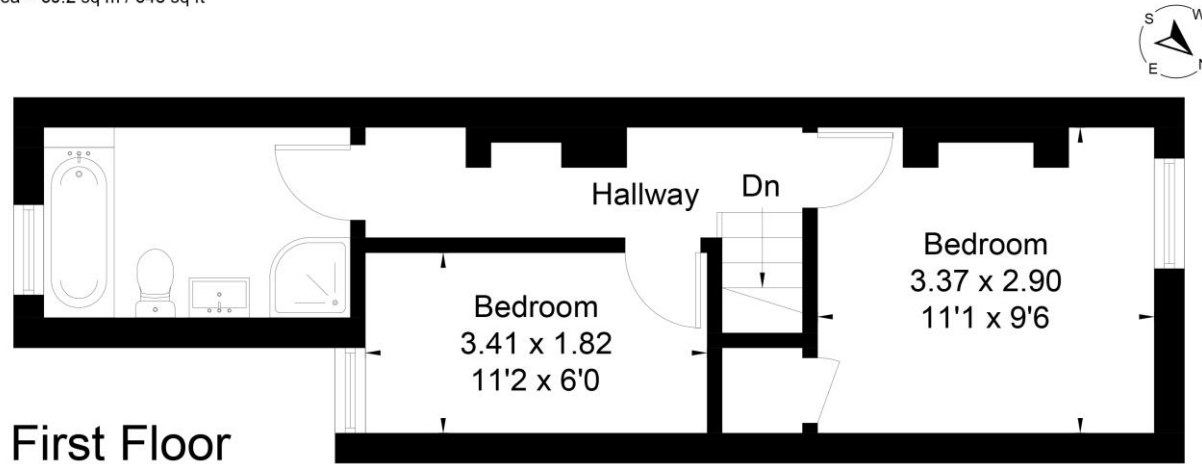
Directions

From our office, turn left up the High Street and number 83 is along on the left hand side.

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garden



Approximate Floor Area = 60.2 sq m / 648 sq ft



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

Door to:

Sitting Room

With a brick fireplace (not in use). American Ash finish flooring. Stairs to first floor. Radiator.

Dining Room

Feature fireplace (not in use) American Ash finish flooring. Built in cupboard.

Kitchen

Fitted with a range of gloss fronted wall and base units with drawers, solid wood worktops and tile surrounds. Single drainer stainless steel sink unit. Electric cooker point and extractor over. Integrated fridge freezer. Plumbing for automatic washing machine. Appliance space. Contemporary radiator. Door to garden.

Staircase gives access to landing

Bedroom 1

Exposed floorboards. Radiator. Feature fireplace (not in use). Built in cupboard housing hot water tank.

Bedroom 2

Exposed floorboards. Radiator.

Bathroom

Fitted traditional white to include paneled bath, wall hung basin and wc. Contemporary heated towel rail. Separate shower enclosure and tiles surrounds.

Outside

There is a low maintenance style garden with seating areas, border and wooden fencing. Gate to side.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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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