



9 Bulpit Lane

Hungerford, Berkshire, RG17 0AU

marc allen

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£295,000

A well proportioned and very comfortable semi-detached bungalow situated in an established residential area of the town.

Description

The accommodation includes good hall space, a refitted kitchen and a generous reception room with a feature fire surround and natural light from a floor to ceiling window. In addition, there is a separate dining room (possibly a third bedroom, if required) and a 16' conservatory that is a valuable extension to the living space and overlooks the rear garden. There are two bedrooms and a shower room with a generous shower enclosure. The rear garden is approx. 30' x 25' with a shed and access into the rear of the garage.

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).

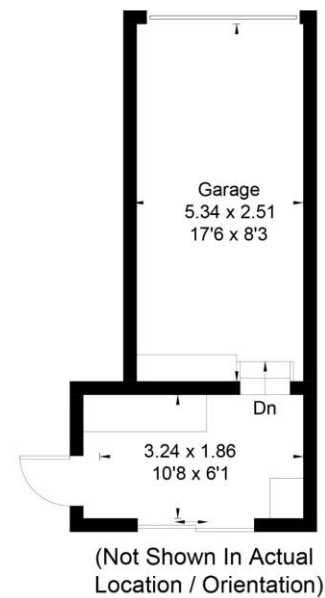
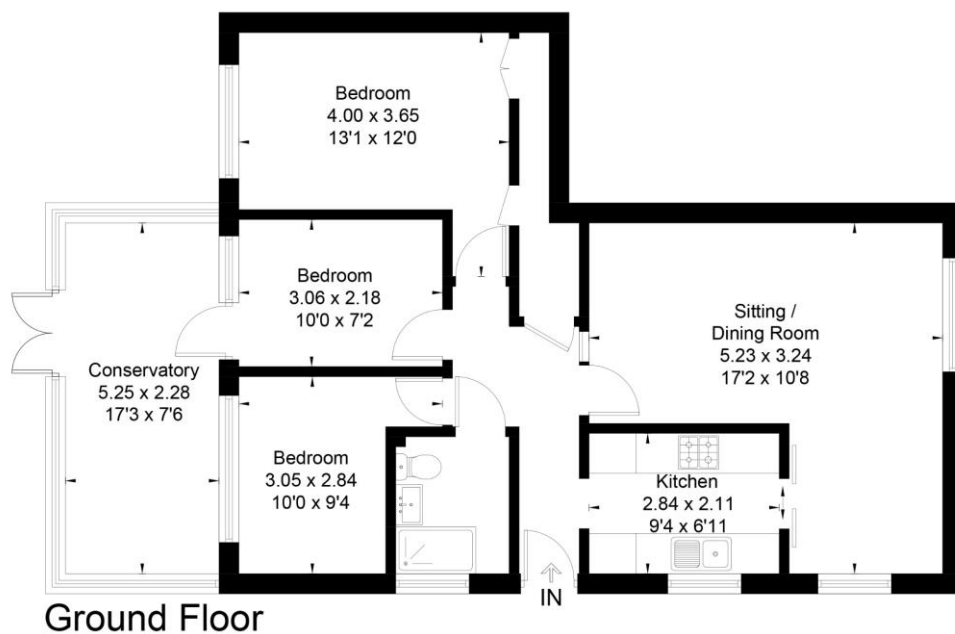
Directions

From our office turn left up the High Street and at the second mini-roundabout turn left into Priory Road. Take the second left turn into Bulpit Lane and No.9 is along on the left hand side.

- Entrance Hall
- Sitting Room
- Dining Room/Bedroom 3
- Conservatory
- Refitted Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Gardens
- Gas to Radiator Heating



Approximate Floor Area = 82.5 sq m / 888 sq ft
 Outbuildings = 20 sq m / 215 sq ft
 Total = 102.5 sq m / 1103 sq ft



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

Porch

Door to:-

Entrance Hall

Wood effect flooring. Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator.

Sitting Room

An 'L' shaped room with a feature fire surround. Two radiators.

Dining Room/Bedroom 3

Radiator. Door to:-

Conservatory

Double doors to the garden. Radiator.

Refitted Kitchen

Fitted with a smart range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in oven, grill, hob and a stainless steel and glass extractor over. Plumbing for automatic washing machine. Appliance space. Sliding doors to sitting room.

Bedroom 1

Fitted wardrobes and cupboards. Radiator. Airing cupboard with hot water tank and immersion heater.

Bedroom 2

Radiator.

Shower Room

With a generous shower enclosure with sliding door, wash hand basin and w.c. Radiator. Extractor fan. Electric shaver point.

Garage

To the rear with an up and over door.

At the front of the property is

A low maintenance style garden with shrubs and a pathway to the side.

At the rear of the property is

An enclosed garden with paved areas, gravel and low maintenance artificial grass, borders and vegetable bed. There is a pathway to the side and a garden shed of approx. 9'9" (2.97m) x 6' (1.83m) which has an internal door to the rear of the garage.

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		86 B
69-80	C	70 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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