



2 Priory Place

Hungerford, Berkshire RG17 0AB

marc allen



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£289,950

A well proportioned double fronted property situated in a convenient central location.

Description

The property has good natural light and the accommodation includes a hall from which the stairs lead, a nicely fitted kitchen and a sitting room with a fireplace. On the first floor there is a double bedroom with built-in storage, a second bedroom and a generous shower room. Outside there is a gardens to the front and rear, together with a workshop/studio and metal store.

Directions

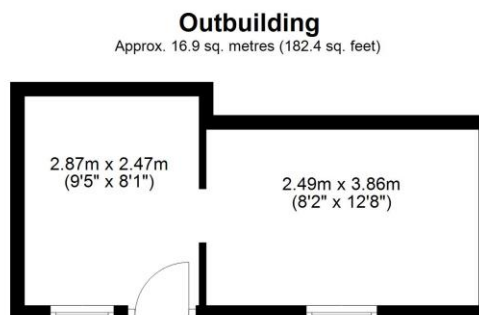
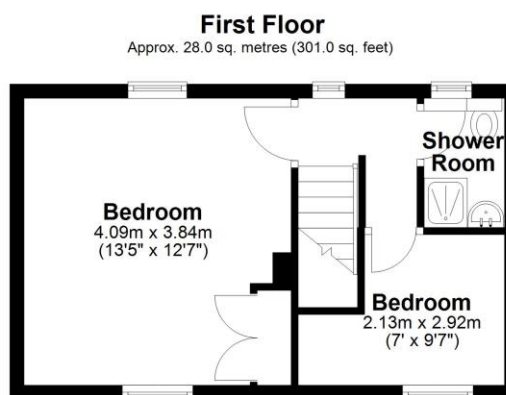
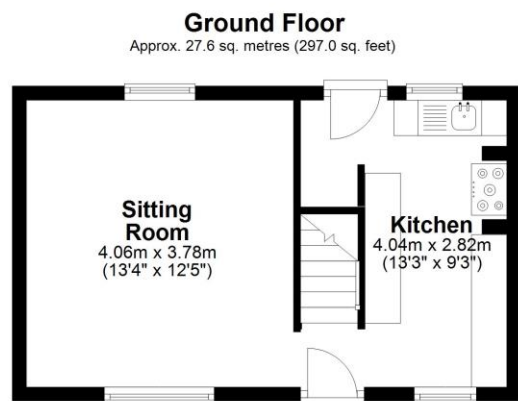
From our office turn left up the High Street and take the first left turn into Tarrants Hill. Priory Place will be found on the left hand side and No.2 is in the walkway.



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).

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gardens
- Workshop/Studio



Total area: approx. 72.5 sq. metres (780.4 sq. feet)



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

Entrance Hall

Tiled floor. Stairs to first floor.

Sitting Room

Exposed brick fireplace with a woodburning stove. Two radiators. Part-panelled walls fitted with tv/audio cable.

Kitchen

Fitted with a range of white fronted wall and base units with drawers, work surfaces over and tiled surrounds. Chimney recess and range cooker with extractor over. Plumbing for dishwasher. Single drainer stainless steel sink unit with a mixer tap. Understairs storage. Utility cupboard housing gas fired boiler for domestic hot water and central heating.

Staircase gives access to landing

Side window. Access to loft.

Bedroom 1

Built-in wardrobe. Two radiators.

Bedroom 2

Storage recess.

Bathroom

With a generous shower enclosure, wash hand basin with storage below and w.c. Chrome finish heated towel rail. Tiled surrounds. Extractor fan.

At the front of the property is

A low maintenance style paved garden enclosed by closeboard fencing.

At the rear of the property is

A lawned garden with borders and railway sleepers, enclosed by fencing. Garden tap.

Outbuilding

A workshop/studio with light and power. Cupboard with plumbing for automatic washing machine.

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		88 B
69-80	C		
55-68	D		
39-54	E	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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