



49 The Mead

Great Shefford, Hungerford, Berkshire, RG17 7DE

marc allen



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£385,000

An older style semi-detached house with a good sized garden and off road parking.

Description

The accommodation includes an entrance hall from which the stairs lead, a sitting room with a fireplace and a smart kitchen with space for a table. There is also a 'snug' sitting room, utility, downstairs cloakroom and side lobby, ideal for muddy boots, dogs etc. On the first floor there are three bedrooms and a bathroom. Outside there is a block paved driveway, well tended front garden and a large rear garden laid to grass with seating areas, water feature, sheds and a gate to the rear.

Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

Directions

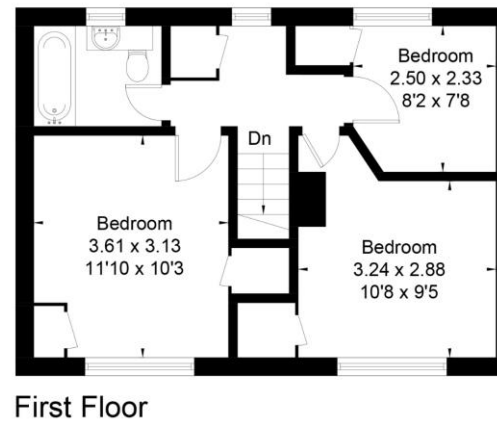
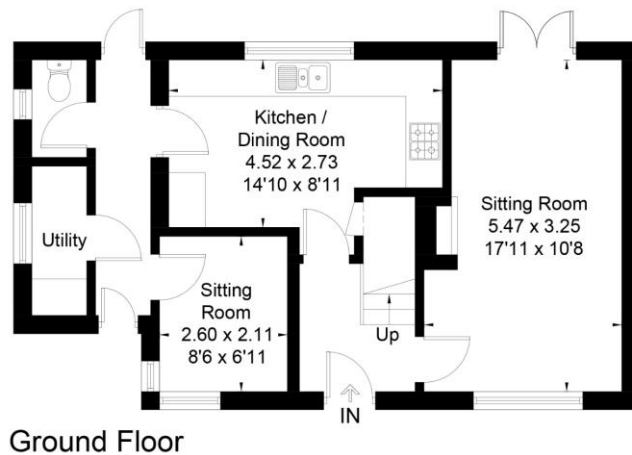
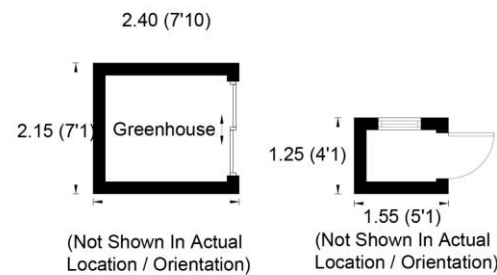
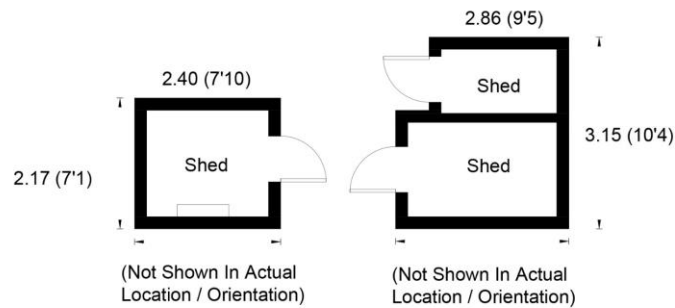
From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Continue ahead under the motorway to Great

Shefford. On reaching the village, stay on the A338 and just after passing the petrol station, turn left into The Mead. Bear left and No.49 is on the right hand side.

- Porch
- Entrance Hall
- Sitting Room
- Snug
- Kitchen/Dining Room
- Cloakroom
- Utility Cupboard
- Three Bedrooms
- Bathroom
- Driveway
- Gardens



Approximate Floor Area = 92.0 sq m / 990 sq ft (Excluding Shed / Greenhouse)



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

Porch

Entrance Hall

Night storage heater. Stairs to first floor.

Sitting Room

Open fireplace with a stone surround. Night storage heater. French doors to garden.

Snug

Kitchen/Dining Room

Fitted with a range of cream fronted wall and base units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Single drainer sink unit with a mixer tap. Built-in oven and hob, grill and microwave. Integrated dishwasher, washing machine and fridge. Electric radiator. Space for a table and chairs.

Side Hall

Doors to the front and rear. Electric panel heater.

Cloakroom

With a w.c.

Utility Cupboard

With appliance space.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater. Access to loft.

Bedroom 1

Built-in wardrobe and cupboard. Night storage heater.

Bedroom 2

Built-in wardrobe. Electric panel heater.

Bedroom 3

Built-in wardrobe. Electric panel heater.

Bathroom

A white suite comprising panelled bath with a shower over and screen. Wash hand basin with a cupboard below and w.c. Extractor fan. Fan heater. Tiled surrounds.

At the front of the property is

A block paved driveway for off road parking. There is a lawned area with shrub borders enclosed by brick walling and a gate to the side.

At the rear of the property is

A wide paved patio and a pathway to the end. The well tended garden is laid to lawn with borders and a large water feature. The garden is enclosed by wooden fencing with a pergola, bin store area and shed. Gate to side. Outside tap. Power point and lighting.

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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 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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