



# Mill Cottage

8 Bridge Street, Hungerford, Berkshire, RG17 0EH

marc allen





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£425,000

A very comfortable three-storey town house situated in a convenient central location.

## Description

The accommodation includes a separate side entrance hall with a downstairs cloakroom and a thoughtfully designed kitchen overlooking the river. There is a dining room with doors to the rear terrace and a sitting room with an open fireplace. On the first floor there are two double bedrooms, one of which has an ensuite bathroom, the other has a shower and basin. A further staircase leads to the top floor, where there are two further bedrooms/attic rooms, both of which have good natural light. Outside there is a sheltered courtyard garden with a pleasant backdrop onto the river. NO ONWARD CHAIN.

## 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).

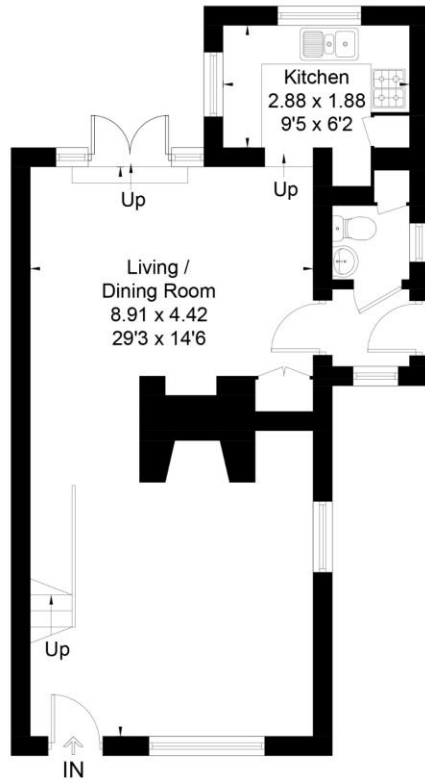
## Directions

From our office, turn right down the high street, cross over the canal bridge and the house will be found on the left hand side next to the church.

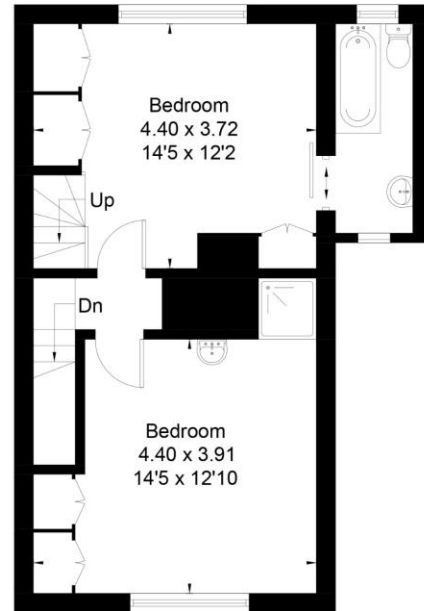
- Entrance Hall
- Cloakroom
- Dining Room
- Kitchen
- Sitting Room
- Two First Floor Bedrooms
- Two Second Floor Bedrooms/Attic Rooms
- En-Suite Bathroom
- Courtyard/Garden



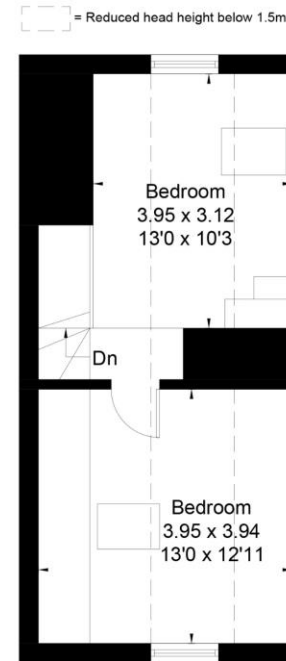
Approximate Floor Area = 129.0 sq m / 1388 sq ft



Ground Floor



First Floor



Second Floor



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



Door to:-

#### Entrance Hall

Radiator.

#### Cloakroom

With a wash hand basin and w.c. Built-in cupboard.

#### Dining Room

Real flame gas fire. Radiator. Built-in cupboard. Door to courtyard.

#### Kitchen

Thoughtfully designed to include wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor over. Plumbing for dishwasher and washing machine. Appliance space.

#### Sitting Room

Open fireplace with a hearth and surround. Three radiators. Telephone point. Door to front.

#### Staircase gives access to landing

#### Bedroom 1

Built-in wardrobes. Radiator. Airing cupboard with hot water tank and immersion heater. Door to top floor.

#### En-Suite Bathroom

A white suite comprising twin grip panelled bath with telephone taps, wash hand basin and w.c. Radiator.

#### Bedroom 2

Built-in wardrobes. Radiator. Shower enclosure and wash hand basin. Heated towel rail.

#### Bedroom 3/Attic Room

With exposed beams and velux window. Electric panel heater.

#### Bedroom 4/Attic Room

With exposed beams and velux window. Electric panel heater.

#### Outside

There is a paved courtyard garden backing onto the river.

#### Commoners Rights

The property is one of a limited number to have fishing, shooting and grazing rights known as Commoners Rights. The fishing rights include 3 days per week of Hungerford Town Water (Rivers Kennet and Dunn) and grazing and shooting rights on the meadow land surrounding the town. There are qualifying conditions to be met in order to exercise these rights and further information is available from the office.

#### 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		81 B
69-80	C		
55-68	D		
39-54	E	47 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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