



# 4 Newtons Mews

Hungerford, Berkshire, RG17 0HN

marc allen





## 4 Newtons Mews

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£355,000

An attractive Mews style cottage situated in a very convenient central location.

### Description

The property has gas to radiator heating together with double glazed sash windows and includes a hall from which the stairs lead, a comfortable sitting room and a smart kitchen with integrated appliances and space for a table. On the first floor, there are two bedrooms and a contemporary shower room. Outside there is a low maintenance paved garden with direct access from the Kitchen, so an ideal space for coffee or dining. There is also an allocated parking space with an electric car charging port, together with a communal garden. NO ONWARD CHAIN.

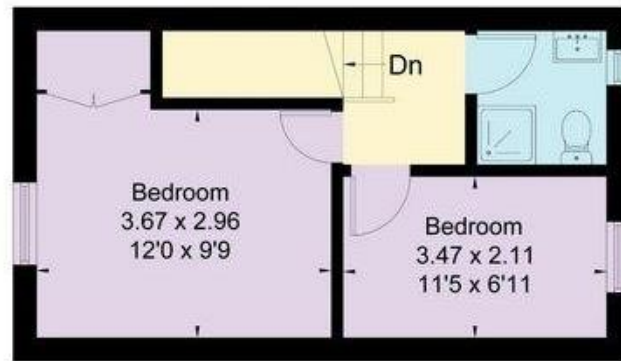
### Hungerford

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).

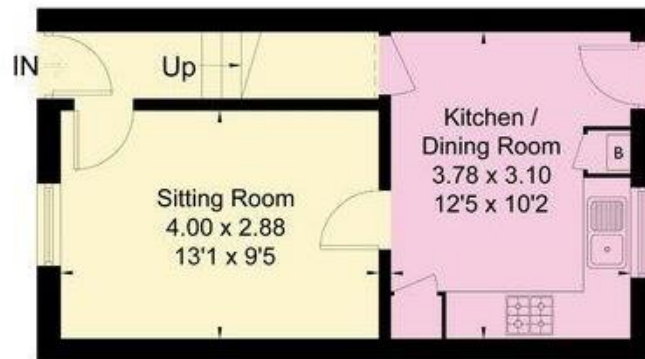
### Directions

From our office, turn right down the High Street, straight over at the mini roundabout and Newtons Mews will be found on your left, No 4 is straight ahead.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Paved patio garden
- Allocated parking space
- Electric charging port
- Gas to radiator heating
- Communal Garden



First Floor



Ground Floor



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

Entrance Hall

Oak finish flooring. Radiator. Stairs to first floor.

Sitting Room

Oak finish flooring. Recessed spotlights.

Kitchen

Fitted with a smart range of white gloss fronted units with Quarts worksurfaces and upstand, drawers and under unit lighting, built in electric oven, gas hob, and extractor over. Integrated fridge, freezer and slimline dishwasher. Built in cupboard and understairs cupboard. Oak finish flooring. Radiator. Space for a table. Cupboard housing gas fired boiler for domestic hot water and central heating. Door to garden.

Staircase gives access to landing

Access to loft. Recessed spotlights.

Bedroom 1

Built in wardrobe. Radiator. Recessed spot lights.

Bedroom 2

Radiator. Recessed spot lights.

Shower Room

A contemporary white suite comprising shower enclosure, wash hand basin with a cupboard below and wc. Chrome finish heated towel rail. Extractor fan.

At the front of the property is

A paved area with picket fence and a gate to the property. Outside lights.

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At the rear of the property is

A paved patio garden, with an outside light, picket fence and gate. There is also an allocated parking space with an electric vehicle charging port.

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	68 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.