



7 Priory Avenue
Hungerford, Berkshire, RG17 0BQ

marc allen



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£299,995

An older style three bedroom house with off road parking and a good garden.

Description

The property has gas to radiator heating together with double glazing and includes an entrance hall from which the stairs lead, a sitting room and a light wood effect kitchen/breakfast room. There is also a useful downstairs cloakroom and a side lobby with a door to the garden. On the first floor there are three bedrooms and a bathroom with a shower attachment. Outside there is off road parking for two vehicles and an enclosed rear garden of over 145 ft.

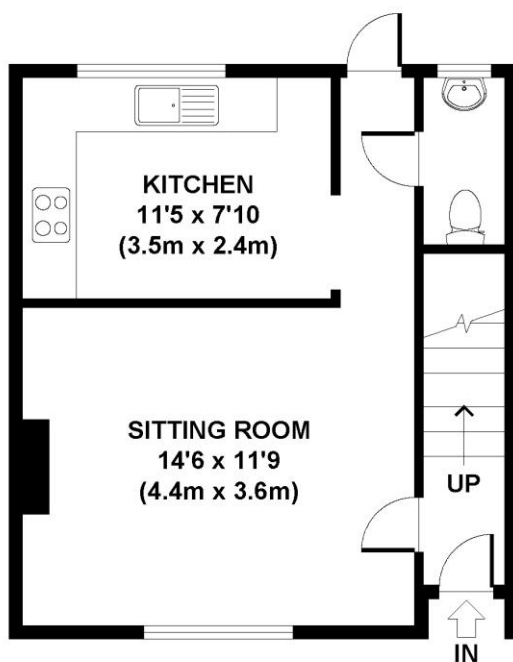
Hungerford

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, restaurants, banks and leisure activities. 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.

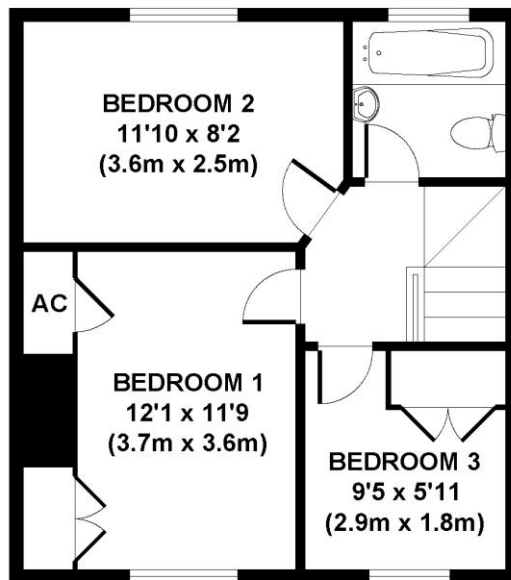
Directions

From our office turn left up the High Street and first left into Tarrant's Hill. At the T junction turn right into Priory Avenue and No.7 is on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Gas to Radiator Heating
- Double Glazing
- Driveway
- 145' Garden
- Shed/Workshop and covered deck



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 356 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 361 SQ FT



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

Porch

Door to:-

Entrance Hall

Stairs to first floor.

Sitting Room

14' 6" (4.42m) x 11' 9" (3.58m). Understairs rail. cupboard. Radiator.

Kitchen/Breakfast Room

11' 5" (3.48m) x 7' 10" (2.39m). Fitted with a range of light wood effect wall and base storage units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for automatic washing machine and dishwasher. Radiator.

Side Hall

Door to garden.

Cloakroom

With a w.c. and wash hand basin. Tiled surrounds. Radiator.

Staircase gives access to landing

Access to a part-boarded loft via a pull-down ladder.

Bedroom 1

12' 1" (3.68m) max x 11' 9" (3.58m) max. Radiator. Airing cupboard with hot water tank and immersion heater.

Bedroom 2

11' 10" (3.61m) x 8' 2" (2.49m). Radiator.

Bedroom 3

9' 5" (2.87m) max x 5' 11" (1.8m) max. Radiator. Built-in wardrobe with cupboards above.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and w.c. Chrome finished heated towel

At the front of the property is

A double width block paved driveway and a border.

At the rear of the property is

An area of hardstanding with a wooden shed/workshop and a covered deck. The garden is laid mainly to lawn with shrubs, a further patio area towards the far end and an area for vegetables. The garden is over 145' (44.2m) in length and enclosed by wood panel fencing.

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		87 B
69-80	C	72 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.

