



13 Park Street
Hungerford, Berkshire, RG17 0EF





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Guide £375,000

An individual three storey town house situated in a convenient central location, ideal for the High Street, the railway station and the common.

Description

The accommodation includes a sitting room with an exposed brick fireplace, a nicely fitted Shaker style kitchen and a useful utility/breakfast area. Stairs lead to the first floor where there is a double bedroom with a built-in wardrobe, a box room/office and a family bathroom that includes a shower. A further staircase leads to the top floor bedroom which has built-in storage. Outside there is a paved area to the front and a raised garden to the rear. 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

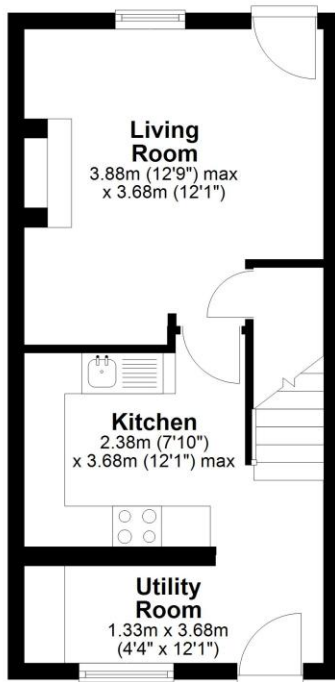
From our office turn right down the High Street and first right into Park Street. No.13 will be found along on the right hand side.

- Sitting Room
- Kitchen
- Utility/Breakfast Area
- Two Bedrooms
- Box Room/Study
- Bathroom
- Garden



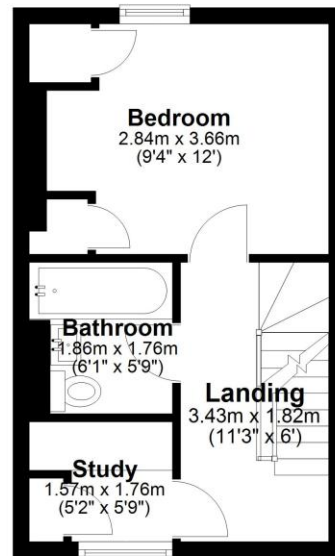
Ground Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



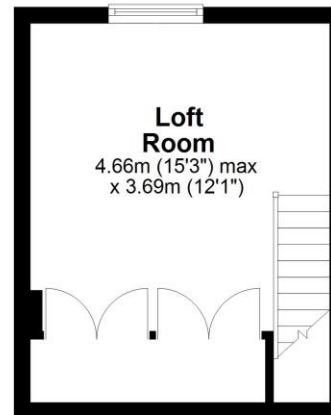
First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.1 sq. feet)



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

Porch

Door to:-

Sitting Room

Feature exposed brick fireplace (not in use). Wood effect flooring. Radiator. Understairs cupboard.

Kitchen

Fitted with a range of Shaker style units with solid wood worktops, drawers and tiled surrounds. Built-in electric oven, ceramic hob and extractor over. Single drainer sink unit with a mixer tap. Radiator. Stairs to first floor.

Utility/Breakfast Area

With a folding breakfast bar. Plumbing for automatic washing machine. Appliance space. Door to garden.

Staircase gives access to landing

Bedroom 2

Built-in wardrobe. Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator.

Box Room/Study

Built-in cupboard and shelving. Radiator.

Bathroom

A white suite comprising panelled bath with a separate shower over, wash hand basin and w.c. Chrome finish heated towel rail. Extractor fan.

Second Staircase gives access to

Bedroom 1

Built-in cupboards. Radiator.

At the front of the property

There is a paved area with hedging on either side.

At the rear of the property

There are steps to the low maintenance style with an upper and lower terrace with railway sleepers, 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		85 B
69-80	C		
55-68	D	66 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.

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