



55 Priory Avenue

Hungerford, Berkshire, RG17 0AS

marc allen

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Guide £450,000

An older style semi-detached house with a large garden and great potential, subject to the usual consents of course.

Description

The accommodation includes a hall from which stairs lead, a sitting room with a fireplace and a separate dining room. The kitchen has been refitted has been refitted and links the two reception rooms to create a very useable living space. There is also a useful side lobby and utility area with access to the garden, so ideal for muddy boots, dogs etc. On the first floor there are three bedrooms and a bathroom. Outside there is a driveway to the front and a good sized rear garden with lawn, a gazebo, shed and greenhouse. NO ONWARD CHAIN.

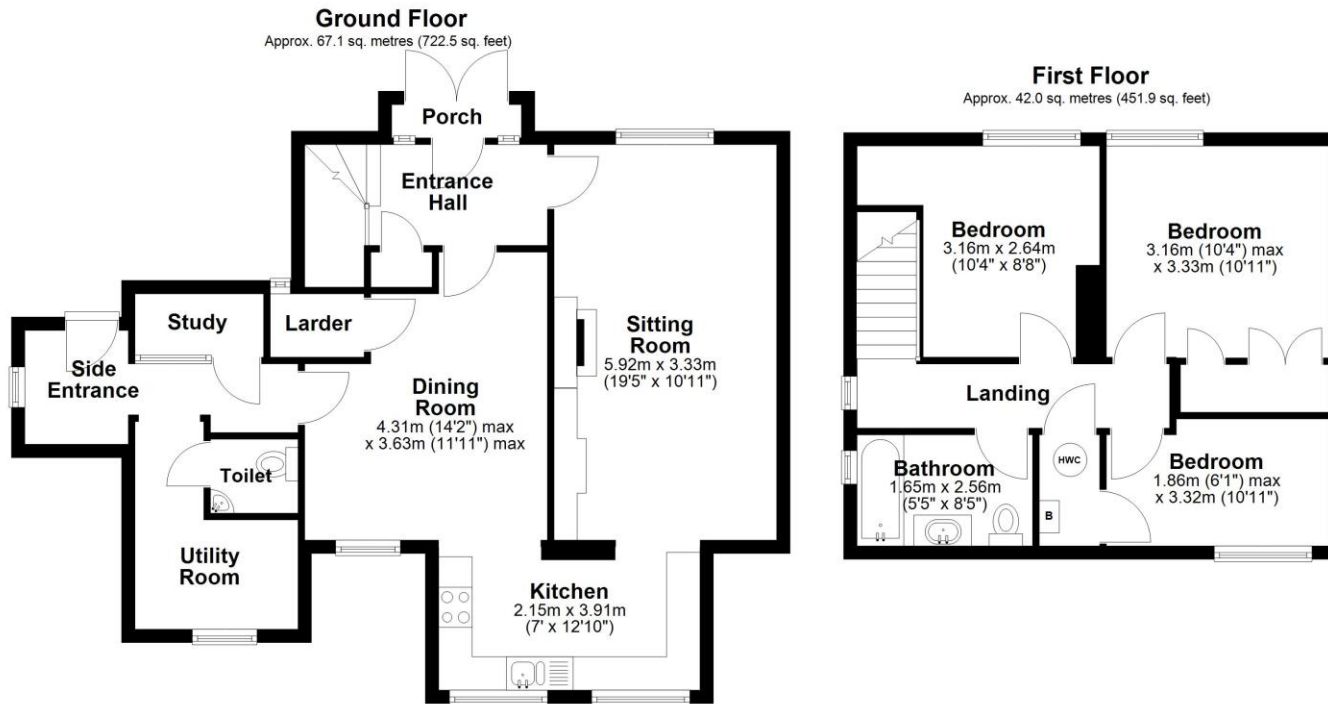
Hungerford

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 left up the High Street and at the second mini roundabout turn left into Priory Road. Take the second left turn into Bulpit Lane turn right at the crossroads into Priory Avenue. No.55 is the first house on the left.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Side Hall
- Utility
- Utility/Store
- Three Bedrooms
- Bathroom
- Driveway
- Gardens



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

Porch

Door to:-

Entrance Hall

Wooden flooring. Built-in cupboard. Stairs to first floor.

Sitting Room

Fireplace with a stone surround. Handmade cabinetry. Two radiators.

Dining Room

Larder cupboard. Built-in cupboard. Radiator.

Kitchen

Fitted with a range of light coloured wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for dishwasher. Appliance space. Radiator.

Side Hall

Tiled floor. Door to garden.

Utility

Sink and work surface. Plumbing for automatic washing machine. Appliance space.

Utility/Store

Fitted shelf. Tiled floor.

Staircase gives access to landing

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

Bedroom 1

Fitted wardrobe. Radiator.

Bedroom 2

Built-in cupboard. Radiator.

Bedroom 3

Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator.

Bathroom

A coloured suite comprising twin grip panelled bath with a shower over, wash hand basin with a cupboard below and w.c. Radiator.

At the front of the property is

A gate leading to a tarmac driveway for off road parking, a gravelled area and mature hedging with a screened area for bins etc.

At the rear of the property is

A large garden laid mainly to lawn with a paved patio, gazebo, garden shed and greenhouse. The garden is enclosed by hedging and wooden 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 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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