



14 Bearwater

Hungerford, Berkshire, RG17 0NN

marc allen

www.marcallen.co.uk



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Guide £550,000

A fabulous two bedroom 'end' house occupying a superior location overlooking the water within the prestigious Bearwater development.

Description

The spacious and comfortable accommodation includes good hall space from which the stairs lead and a useful cloakroom/utility. The kitchen has been nicely refitted in a tasteful cream colour. There is a generous sitting room, dining room and conservatory. The conservatory is a lovely place to sit and relax, with uninterrupted views over the water. On the first floor there is a large and airy landing, two double bedrooms and a bathroom that includes a shower. Outside there is a garage and extensive landscaped gardens approaching five acres, situated alongside the River Dun with a lake providing a fabulous backdrop. Bearwater is on the outskirts of the town but has a handy cut through along a riverside pathway towards the bottom end of town in Bridge Street.

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

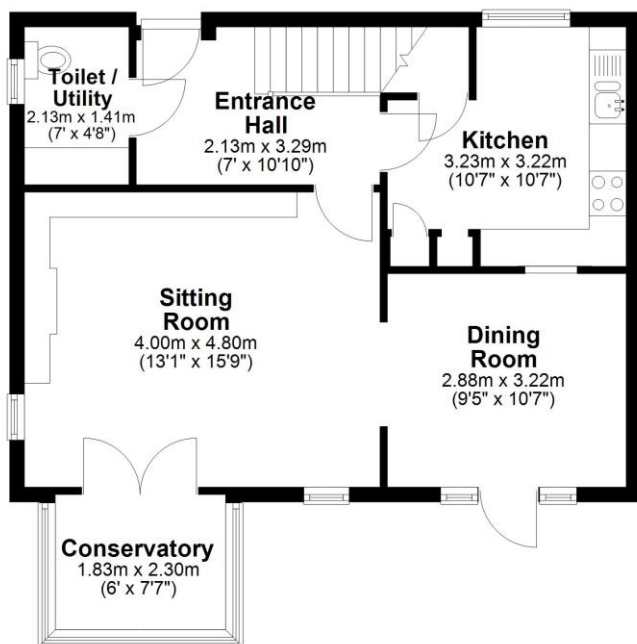
From our office, turn left down the High Street and left at the Bear Hotel Take the first left turn into Bearwater, follow the road around to the left, and no.14 will be found around on the left hand side.

- Entrance Hall
- Cloakroom/Utility
- Sitting Room
- Dining Room
- Conservatory
- Two Bedrooms
- Bathroom
- Garage



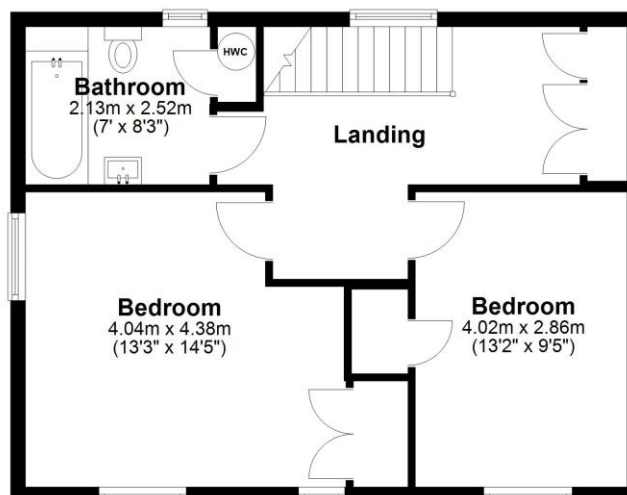
Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



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

Porch

Door to:

Entrance Hall

Oak finish flooring. Electric radiator. Stairs to first floor.

Cloakroom/Utility

With a wc and wash hand basin. Fitted shelving. Appliance space.

Sitting Room

With a fitted cabinetry and shelving. Oak finish flooring. Electric radiator. French doors to conservatory. Opening to:

Dining Room

Oak finish flooring. Electric radiator. French door to garden.

Kitchen

Fitted with a range of cream fronted wall and base units with drawers, work surfaces over, and tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven, grill, ceramic hob and extractor. Integrated dish washer. Electric radiator. Understairs cupboard.

Conservatory

A lovely additional space with views over the water.

Staircase gives access to generous landing

Built in cupboards. Electric radiator.

Bedroom 1

Built in wardrobe. Electric radiator.

Bedroom 2

Built in wardrobe. Electric radiator.

Bathroom

A white suite comprising twin grip panelled bath with a shower over and screen, wash hand basin and wc. Heated towel rail. Tiled surrounds. Airing cupboard with hot water tank and immersion heater. Electric fan heater.

Garage

With an up and over roller shutter door.

Outside

There are beautiful communal gardens alongside the River Dun with a lake, seating areas and mature borders, approaching 5 acres in all.

Lease

To be confirmed.

Maintenance charge

To be confirmed.

Ground rent

To be confirmed.

Services

All mains connected, except gas. 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 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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