



13 Bulpit Lane

Hungerford, Berkshire, RG17 0AU

marc allen

www.marcallen.co.uk



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£315,000

A rarely available detached bungalow situated in an established residential area of the town.

Description

The property has replacement double glazing together with gas to radiator heating and the accommodation includes good hall space, a generous sitting room and a light coloured kitchen. There is a traditional white bathroom and two bedrooms, one of which is used as a 'walk through' dining room. This leads in to the conservatory which is a valuable extension to the living space. Outside there is a lovely rose garden at the front with side access into the garage at the rear and this has an electric roller shutter door for ease. NO ONWARD CHAIN.

Hungerford

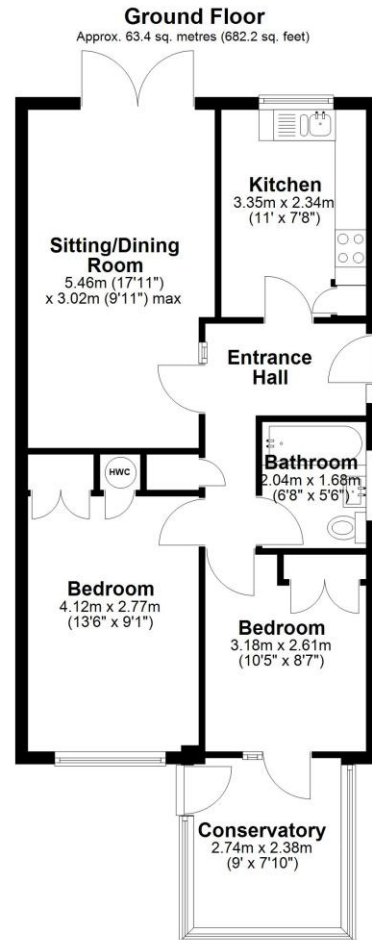
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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 and No.13 is along on the left hand side.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bedroom 2/Dining Room
- Conservatory
- Bathroom
- Garage
- Gardens
- Gas to Radiator Heating
- Double Glazing



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

Porch

Door to:-

Entrance Hall

Radiator. Built-in cupboard. Telephone point.

Sitting Room

Feature fire surround. Two radiators. French doors to garden.

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 with an extractor over. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Larder cupboard.

Bedroom 1

Built-in wardrobe. Radiator.

Bedroom 2/Dining Room

Built-in wardrobe. Radiator. French door to conservatory.

Conservatory

A part brick and double glazed construction with a door to the garden. Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin with a cupboard below and w.c. Chrome finish heated towel rail. Electric fan heater.

Garage

To the rear with an electric roller shutter door. Light and power.

At the front of the property is

A lovely rose garden with shrubs and a pathway to the house.

At the rear of the property is

A low maintenance style garden with gravelled areas, paving and borders. Garden shed. Personal door to garage. Pathway to the side.

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		
55-68	D	65 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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