



33 Kennet Way
Hungerford, Berkshire, RG17 0YZ

marc allen

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Hungerford, Berkshire, RG17 0YZ

Guide £285,000

A nicely presented two bedroom house situated in a convenient location at Charnham Park.

Description

This modern house is situated in a highly sought after cul-de-sac. The ground floor accommodation includes a brand new fitted kitchen with a built-in-oven, washing machine, new gas boiler with a 10 year guarantee and a sitting room with sliding doors leading onto the rear garden. There is also understairs storage. Upstairs, there are two good sized bedrooms with built-in storage in the main bedroom and a family bathroom. Benefits include gas central heating to radiators, triple glazed windows and two private off road parking spaces. NO ONWARD CHAIN. A viewing is highly recommended.

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).

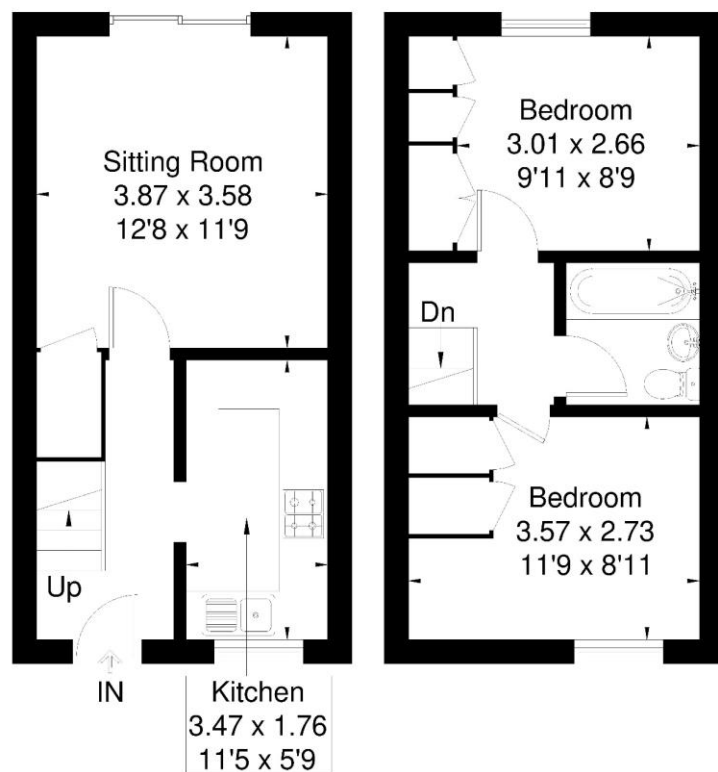
Directions

From our office, turn right down the High Street, and right again at the Bear Hotel. Turn left at the roundabout, and take the first left into Kennet Way. Number 33 will be found along on the left hand side.

- Porch
- Entrance Hall
- Cloakroom
- Refitted Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Gardens
- Two parking spaces



Approximate Floor Area = 53.6 sq m / 577 sq ft
 Outbuildings = 9.1 sq m / 98 sq ft
 Total = 62.7 sq m / 675 sq ft



Ground Floor

First Floor



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

Porch

Entrance Hall

Radiator. Stairs to first floor. Opening to:

Refitted Kitchen

Fitted with a smart range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, gas hob and extractor over. Washing machine installed, space for fridge freezer. New wall mounted gas fired boiler for domestic hot water and central heating.

Sitting Room

Built in cupboard. Radiator. Patio doors to the garden.

Stairs give access to the landing

Access to the loft.

Bedroom 1

Built in wardrobes. Radiator.

Bedroom 2

Cupboard and airing cupboard.

Bathroom

A white suite comprising panel bath with a shower over and screen, wash hand basin and wc. Tiled surrounds. Radiator.

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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.

At the front of the property is

A small area of garden with hedging and a pathway to the house. There are two allocated parking spaces opposite.

At the rear of the property is

A paved patio leading to an enclosed garden with a shed and greenhouse.

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. Note: We understand from the vendor that there us full fiber connection.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

