



1 Williams Court

Hungerford, Berkshire, RG17 0DR

marc allen



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Guide £425,000

An extremely spacious ground floor garden apartment, situated in a very convenient central location.

Description

The property has a private entrance, not communal and includes good hall space and a large reception room with doors to the garden. There is a nice sized kitchen and three well balanced bedrooms. The main bedroom has an en suite shower room and there is also a full separate bathroom. The property has gas to radiator heating, double glazing and window shutters. Outside there is a privately owned and fully enclosed garden with a patio, grass, shrubs and trees. It is rare to have such a spacious ground floor property, with a garden, in such a central location and a viewing is strongly advised. 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 right at the mini round about and then take the first left into Williams Court.

- Entrance Hall and Inner Hall
- Sitting Room
- Kitchen
- Three Bedrooms
- Ensuite Shower Room
- Bathroom
- Enclosed Garden
- Allocated Parking Space



Total area: approx. 87.1 sq. metres (938.1 sq. feet)



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

Porch

Door to:

Entrance Hall and Inner Hall

Radiator. Airing cupboard with hot water tank. Double doors to:

Sitting Room

Two radiators. Tv aerial point. French doors to the garden.

Kitchen

Fitted with a range of light wood effect 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. Plumbing for automatic washing machine. Appliance space. Integrated fridge/freezer. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator. Tiled floor.

Bedroom 1

Radiator. Tv aerial point. Built in wardrobe.

Ensuite Shower Room

With a shower enclosure, wash hand basin and wc, tiled floor and surrounds. Radiator. Extractor fan.

Bedroom 2

Built in wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and wc. Tiled floor and surrounds. Radiator.

Outside

There is a privately owned part walled garden with a paved patio area, grass, shrubs and trees. Garden shed. Gate to side. Allocated parking space.

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		
69-80	C	76 C	78 C
55-68	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.

