



19 Tarrants Hill  
Hungerford, Berkshire, RG17 0BL







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Guide £390,000

This generous semi-detached house has been altered to make the most of the ground floor accommodation.

## Description

The garage has been converted to a modern kitchen/breakfast room and the old kitchen has become a home office, in addition there is a full width conservatory which opens to a very pleasant and private well stocked rear garden. There is NO ONWARD CHAIN.

Tarrants Hill. Number 19 will be found on the left hand side.

## 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).

- Entrance Hall
- Refitted Kitchen/Breakfast Room
- Sitting Room/Diner
- Three Bedrooms
- Study
- Conservatory
- Bathroom
- Lovely Private Garden
- Parking area

## Directions

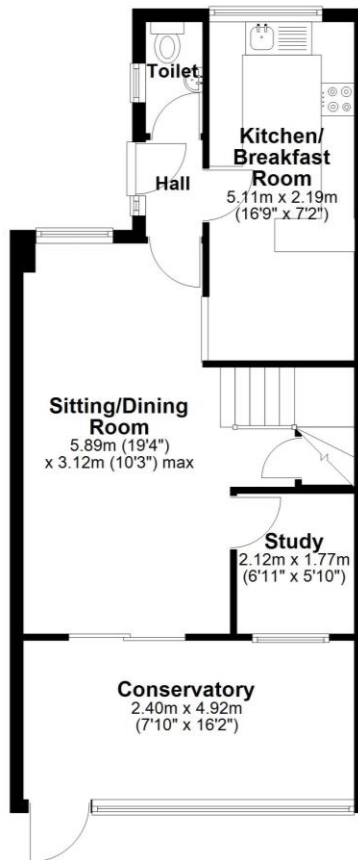
From our office, turn left up the High Street, and at the second roundabout turn left into





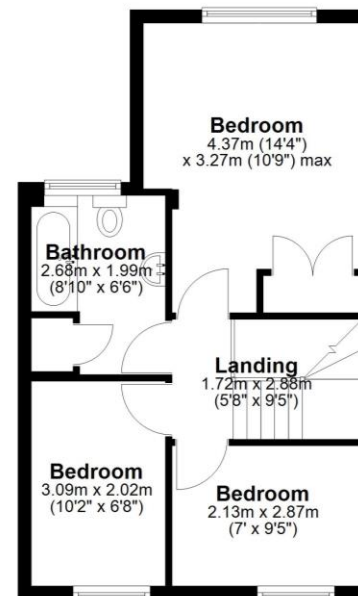
### Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



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

### Entrance Hall

Sink comprising, wc. Wash hand basin. Tiled splash back. Radiator.

### Kitchen/Breakfast Room

Modern refitted kitchen with a range of wall and base units, comprising cupboards and drawers. Integrated oven and hob with extractor unit. Single drainer stainless steel sink unit and mixer tap. Tiled splash backs and part panelled breakfast room walls with integrated wine rack. Radiator.

### Sitting Room/Diner

Ornamental arch. Stairs to first floor. Under stairs cupboard. Two radiators. Sliding doors to the Conservatory.

### Conservatory

French doors to the garden. Laminate floor. Radiator.

### Study

Radiator.

### Stairs give access to landing

Trap to loft.

### Bedroom 1

Built in wardrobe. Radiator.

### Bedroom 2

Radiator.

### Bedroom 3

Radiator.

### Bathroom

Panelled bath. Wash hand basin and wc. Tiled and panelled walls. Radiator. Airing cupboard housing combi boiler.

### At the front of the property is

Block paved parking area for at least two cars. Side access.

### At the rear of the property is

Private rear garden with a good display of flowers and shrubs. Paved patio area and path. Pergola with mature grape vine. Further patio area.

### 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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

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marc allen