



3 St Lawrence Square
Hungerford, Berkshire, RG17 0HB

marc allen

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Guide £305,000

An attractive end of terrace house situated in a distinctive courtyard development within the town.

Description

The property has gas to radiator heating together with double glazing and includes separate hall space and a good sized kitchen. The sitting room has a box window and a door out to the garden. On the first floor there are two bedrooms, one of which has fitted wardrobes. The shower room is nicely fitted and includes a very generous shower enclosure. Outside there is a lovely mature garden of over 50ft in length together with a residents parking area. 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 left at the mini roundabout onto Church Street. Follow along to St Lawrence Square and number 3 will be found on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garden
- Residents Parking
- Gas to Radiator Heating
- Double Glazing



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

Porch

Door to:

Entrance Hall

Radiator. Tiled floor.

Sitting Room

16' 5" x 12' 3" Two radiators. Stairs to first floor. Door to garden.

Kitchen

9' 9" x 8'3" Fitted with a range of light wood effect wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, gas hob and extractor over. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator.

Stairs to first floor

Access to loft.

Bedroom 1

12' 3" x 9' 11" Built in wardrobe and cupboards. Radiator.

Bedroom 2

12' 3" x 9'1" Radiator. Linen cupboard with plug in heater.

Shower Room

With a generous walk-in shower, wash hand basin and wc. Chrome finish heated towel rail. Extractor fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

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At the front of the property is:

A small shrub border and a residents car park. Outside light.

At the rear of the property is:

A lovely mature garden with a patio area and well stocked borders, all enclosed by wood panel fencing with a gate to the side. Garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.