



18 Wiltshire Close  
Hungerford, Berkshire, RG17 0NU

marc allen





# 18 Wiltshire Close

Hungerford, Berkshire, RG17 0NU

£179,950

A nicely presented first floor maisonette situated in an established residential area of the town.

## Description

The property has a private entrance, not communal, with stairs rising to the first floor. There is a generous sitting room, a smart kitchen and two bedrooms, one of which has a built-in wardrobe. The bathroom is fitted in traditional white and includes a shower. Outside there are communal gardens, residents parking area, bin store and drying area. For sale with NO ONWARD CHAIN.

## Directions

From our office, turn right down the High Street, and left at the mini round about onto Church Street. Follow along, and Wiltshire Close will be found along on the right hand side. Number 18 will be found on the right hand side.

## Hungerford

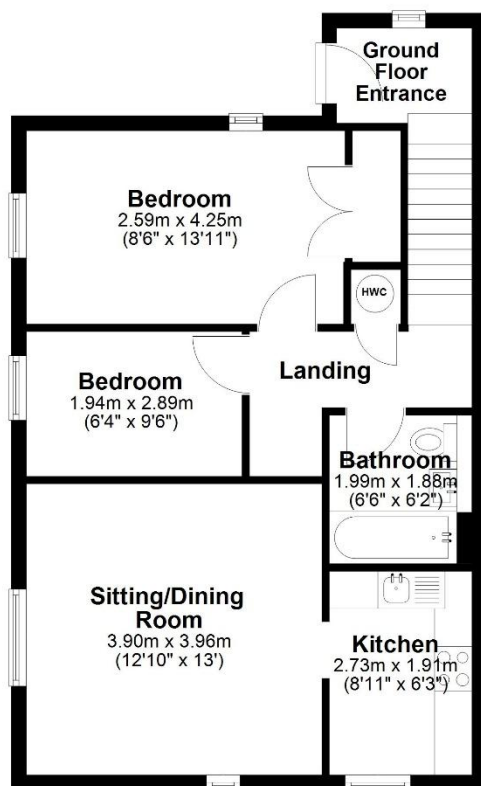
The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school 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
- Landing
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom with Shower
- Communal Gardens
- Residents Car Park



### First Floor Flat

Approx. 54.0 sq. metres (580.7 sq. feet)



Total area: approx. 54.0 sq. metres (580.7 sq. feet)

**18 Wiltshire Close, Hungerford**



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

#### Door to:-

#### Entrance Hall

Electric heater. Stairs to first floor.

#### Landing

Airing cupboard with hot water tank and immersion heater. Access to loft. Electric heater.

#### Sitting Room

12' 11" x 12' 9" Electric heater. Tv aerial point.

#### Kitchen

8' 11" X 6' 3" Fitted with a range of white gloss finish wall and base units with drawers, worksurfaces 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.

#### Bedroom 1

13' 11" X 8' 6". Built in wardrobe. Electric heater.

#### Bedroom 2

9' 5" X 6' 4". Electric heater.

#### Bathroom

A white suite comprising panelled bath with a 'Mira' shower over and screen. Wash hand basin with a cupboard below and wc. Extractor fan. Chrome finish heated towel rail.

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#### Outside

There are communal gardens laid to grass with hedging, shrubs and a pathway to the property. There is a residents car park, bin store and drying area.

#### Lease

To be confirmed.

#### Ground Rent

To be confirmed.

#### Maintenance Charge

To be confirmed.

#### Services

All mains connected, except gas. 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	59 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.