



4 Cherry Orchard

Great Shefford, Hungerford, Berkshire, RG17 7BU

marc allen



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£315,000

A nicely presented end of terrace house occupying a favourable position within the development.

Description

The accommodation includes a separate hall, a smart kitchen and a good sized sitting room. This has wood effect flooring, space for a table and patio doors to the garden. On the first floor there are two good bedrooms, both of which have a built-in wardrobe. The bathroom is fitted in traditional white. Outside there is a double width driveway to the side, an enclosed garden and a shed with power.

Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

Directions

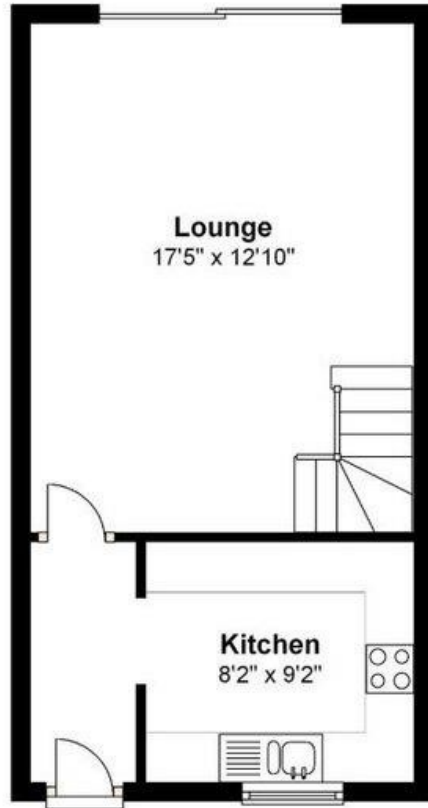
From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Pass under the motorway and continue to Great Shefford. On reaching the village, continue you on the A338 and turn left into

Blakeney Fields. Bear round to the right into Cherry Orchard and No.4 is along on the right hand side.

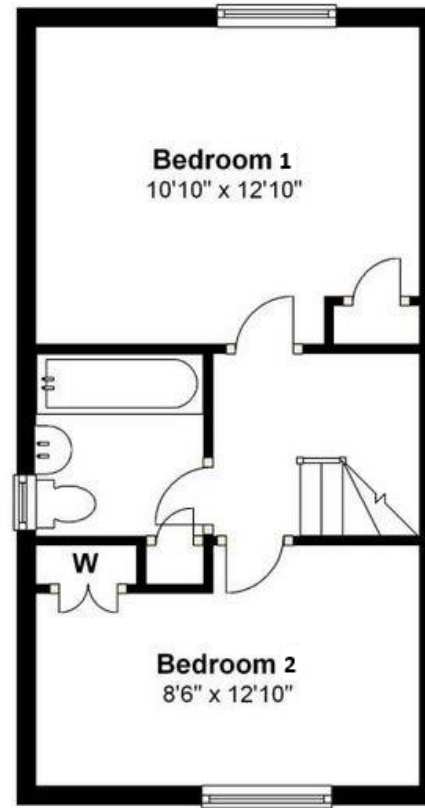
- Entrance Hall
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Garden
- Solar Panels generating electricity and potential surplus
- Potential to extend, subject to the usual consents
- Double Width Driveway



Ground Floor
Approx. 327.4 sq. feet)



First Floor
Approx. 322.2 sq. feet)



Total area: approx. 649.7 sq. feet



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

Porch

Entrance Hall

Electric radiator.

Kitchen

8' 2" (2.49m) x 9' 2" (2.79m). Fitted with a range of oak finish wall and base units with drawers, work surfaces over, tiled surrounds and under unit lighting. Open shelving. Electric cooker point. Plumbing for automatic washing machine. Appliance space.

Sitting Room

17' 5" (5.31m) x 12' 10" (3.91m). Wood effect flooring. Understairs storage cupboard. Electric radiator. Double glazed patio doors to garden.

Staircase gives access to landing

Access to loft.

Bedroom 1

8' 6" (2.59m) x 12' 10" (3.91m). Built-in wardrobe. Electric radiator.

Bedroom 2

10' 10" (3.3m) x 12' 10" (3.91m). Wood effect flooring. Built-in wardrobe. Electric radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds. Airing cupboard with hot water tank and immersion heater. Electric fan heater.

At the front of the property is

A lawned garden with a pathway to the side and a double width driveway.

At the rear of the property is

An area of decking with a pergola over and climbers. The garden is laid to lawn with a water feature and borders. Gate to side. Shed with light and power. Outside light.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	77 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.

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