



5 Coldharbour Road

Hungerford, Berkshire, RG17 0AZ

marc allen

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£210,000

An incredibly spacious ground floor masionette that has been tastefully refurbished to create a very comfortable home.

Description

The property has a private front door, not communal and a parking space immediately adjacent to the entrance. The accommodation includes very good hall space, a large sitting room and two double bedrooms. The kitchen and bathroom have both been beautifully refitted in a smart contemporary style. The property has double glazing and gas to radiator heating. A viewing is strongly advised to fully appreciate the overall space on offer. 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).

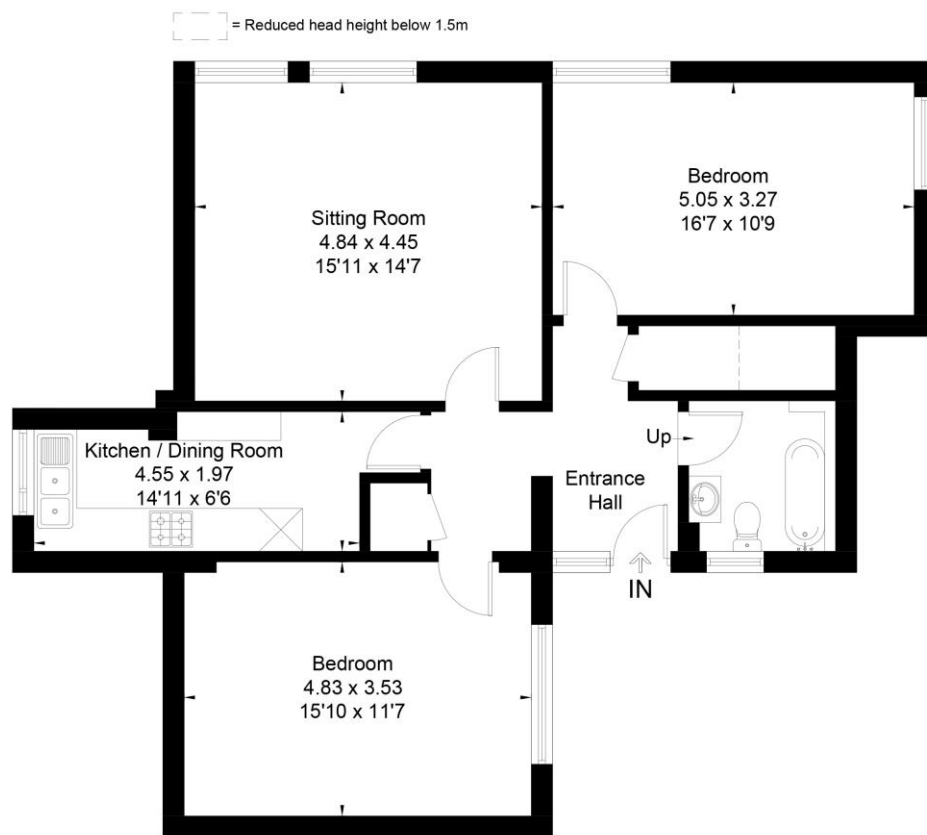
Directions

From our office, turn left up the High Street and left at the mini roundabout onto Priors Road. Turn left into Bulpit Lane and follow along to Coldharbour Road. Number 5 will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Refitted Kitchen
- Two Bedrooms
- Refitted Bathroom
- Allocated Parking Space
- Gas to Radiator Heating
- Double Glazing



Approximate Floor Area = 84.1 sq m / 905 sq ft



Ground Floor



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

Door to:-

Entrance Hall

Wood effect flooring. Radiator. Understairs cupboard. Built in cupboard.

Sitting Room

Wood effect flooring. Radiator.

Refitted Kitchen

Fitted in a smart and distinctive style to include 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 over. Brand new fridge/freezer and washing machine. Tiled floor. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Refitted Bathroom

A fabulous contemporary suite comprising bath, with side taps, shower over and screen. Surface mounted basin with drawers below and wc. Tiled floor and surrounds. Wall mounted heated towel rail. Extractor fan.

Outside

There is an adjacent car parking space.

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685353
Fax: 01488 680844
Email: sales@marcallen.co.uk

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

