



17 Shalbourne Close

Hungerford, Berkshire, RG17 0QH

marc allen

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£235,000

A smart semi detached house with a good sized garden, situated in a convenient location within the town.

Description

The accommodation includes a separate entrance hall with wood effect flooring, and a downstairs bathroom with a panelled bath, shower over and screen. The good sized sitting room has a door to the garden and stairs leading to the first floor. The kitchen is fitted with "two tone" wall and base units. On the first floor there is a galleried bedroom with a fitted wardrobe. Outside there is a good sized garden and a driveway for off road parking.

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, first left into Church Street and continue into Smitham Bridge Road. Shalbourne Close will be found along on the right hand side and No.17 will be towards the end on the right.

- Entrance Hall
- Bathroom
- Sitting Room
- Kitchen
- Galleried Bedroom
- Good Sized Garden
- Driveway
- Gas to Radiator Heating



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

Porch

Store cupboard. Door to:

Entrance Hall

Wood effect flooring. Radiator. Airing cupboard with hot water tank and immersion heater.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen. Wash hand basin and wc. Radiator.

Sitting Room

14' 9" X 10' 7". Wood effect flooring. Radiator. Door to garden.

Kitchen

8' 2" X 6' 2". With a two tone range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless sink unit with a mixer tap. Plumbing for automatic washing machine. Electric cooker point. Appliance space. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating. Tiled floor.

Staircase gives access to Galleried Bedroom

14' 9" X 8' 6". Fitted wardrobe. Radiator. Access to loft space.

At the front of the property is

A small area of garden with a driveway for offroad parking.

At the rear of the property is

A paved patio leading to a mainly lawned garden with wood panel flooring and a gate to the side. Garden shed.

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.

Please note: The railway line runs to the rear of the property.

110 High Street, Hungerford, Berkshire RG17 0NB

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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