



22 Firgrove Court

Park Street, Hungerford, Berkshire, RG17 0DD

A nicely presented one bedroom flat situated in a convenient location for the town centre, the Railway Station and Hungerford Common.

£135,000

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom with Balcony
- Bathroom
- Communal Gardens
- Residents Parking Area

Description

The accommodation includes a separate hall, a sitting room with a box window and open plan kitchen. The bedroom has a built in wardrobe and French doors to a small balcony. The bathroom is fitted in traditional white. Outside there are communal gardens and a residents parking area.

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 right at the mini roundabout onto Park Street. Follow along and turn left into Firgrove Court, and no.22 will be found on the left hand side.

Entrance Hall

Sitting Room

14' 3" X 9' 7". Night storage heater. Box window. Opening to:

Kitchen

9' 7" X 5' 8". With a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single

drainer stainless steel sink unit with a mixer tap. Electric cooker point. Appliance space. Cupboard housing hot water tank and immersion heater.

Bedroom

9' 1" x 9'. Built in wardrobe. Night storage heater. French doors to balcony.

Bathroom

A white suite comprising panelled bath, with a shower attachment and screen, wash hand basin and wc. Tiled surrounds. Extractor fan. Electric fan heater.

Outside

There are communal Gardens and a residents parking area.

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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		