



12 Charnham Street  
Hungerford, Berkshire, RG17 0ES

marc allen



# 12 Charnham Street

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£399,950

An individual character property with good sized garden, in a convenient central location.

## Description

The well presented and spacious accommodation includes a sitting room with a woodburner and a further reception room. There is an impressive kitchen/dining room which has been tastefully refitted, with space for a table and doors to the conservatory. There is also a useful downstairs cloakroom. On the first floor there are three double bedrooms, an en-suite shower room and a family bathroom that includes a separate shower. Outside there is a good sized garden of over 90ft.

## 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

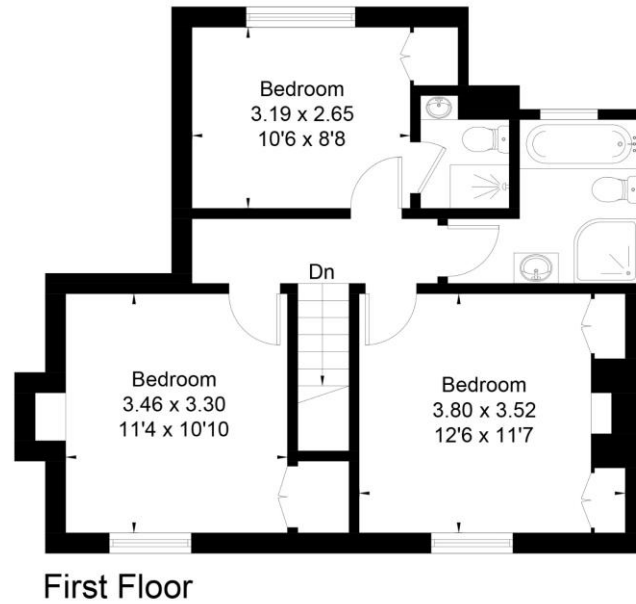
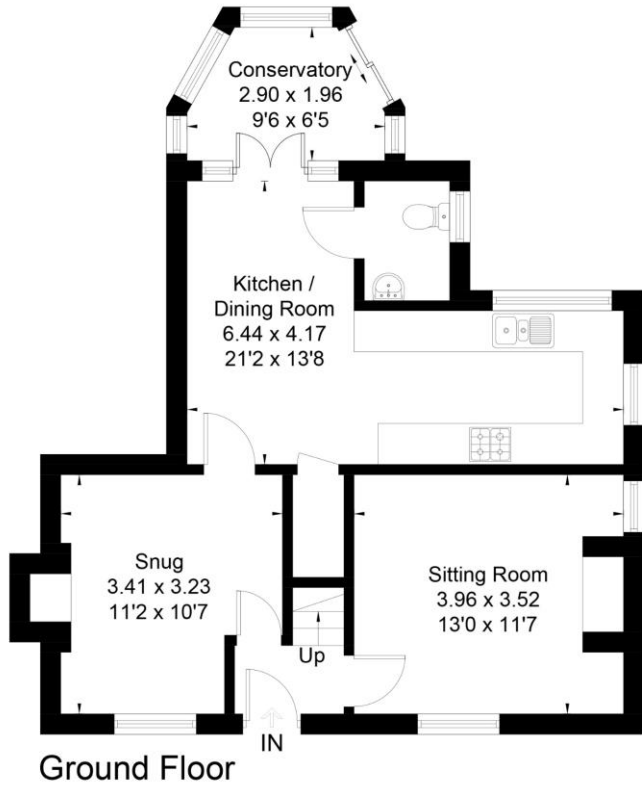
From our office turn right down the High Street and right at The Bear Hotel. No.12 will be found along on the left hand side.



- Entrance Hall
- Sitting Room with a woodburner
- Snug/Family Room
- Kitchen/Dining Room
- Cloakroom
- Conservatory
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas to Radiator Heating
- Double Glazing
- 90' Garden



Approximate Floor Area = 108.4 sq m / 1167 sq ft



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

Door to:-

#### Entrance Hall

Tiled floor. Radiator. Stairs to first floor.

#### Cloakroom

A white suite comprising wash hand basin and w.c. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating. Wood effect flooring.

#### Sitting Room

13' 4" (4.06m) x 12' (3.66m). Exposed brick fireplace with a woodburner. Exposed beams. Radiator. TV aerial point.

#### Snug/Family Room

11' 7" (3.53m) x 10' 11" (3.33m) max. Exposed beams. Radiator. TV aerial point. Telephone point.

#### Kitchen/Dining Room

21' 4" (6.5m) x 12' 11" (3.94m) narrowing to 8' 4" (2.54m). Tastefully fitted with a range of wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in gas hob, extractor over and microwave/grill/oven. Pull-out larder cupboard and bin. Wood effect flooring. Radiator. TV aerial point. Telephone point. Exposed beam. Built-in cupboard. Double doors to:-

#### Conservatory

9' 11" (3.02m) max tapering x 6' 9" (2.06m) max. Tiled floor. Radiator. Doors to garden.

#### Staircase gives access to landing

Access to loft.

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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.

#### Bedroom 1

12' 7" (3.84m) x 11' 11" (3.63m). Built-in wardrobes. Fire surround (not in use). Radiator. TV aerial point. Telephone point.

#### Bedroom 2

10' 7" (3.23m) x 9' (2.74m). Built-in wardrobe. Radiator.

#### En-Suite Shower Room

With a shower enclosure, w.c. and 'bowl' wash hand basin with a cupboard below. Chrome finish heated towel rail. Electric shaver point. Extractor fan.

#### Bedroom 3

11' 8" (3.56m) x 11' 1" (3.38m). Built-in wardrobe. Brick fireplace (not in use). Radiator. TV aerial point. Telephone point.

#### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds. Separate shower enclosure with side jets, handheld spray, seat and radio. Radiator.

#### At the rear of the property is

A gravelled area leading to a good sized lawned area with mature borders of trees and shrubs. Outside tap. Light and power. The garden is over 90' (27.43m) in length.

#### 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

