



78 High Street

Hungerford, Berkshire, RG17 0NA





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Guide £349,950

An individual character property situated in Hungerford High Street with accommodation arranged over three floors and a good sized garden.

Description

The spacious accommodation is arranged over three floors and includes a 26' reception room with two fireplaces, a tastefully refitted kitchen/dining room and a useful side store/utility. Stairs rise to the first floor where there are two bedrooms and a very large bathroom that includes a separate shower cubicle. A further staircase rises to the top floor and a third bedroom. Outside there is a garden of over 120' and a detached 'studio'.

Hungerford

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, restaurants, banks and leisure activities. 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.

Directions

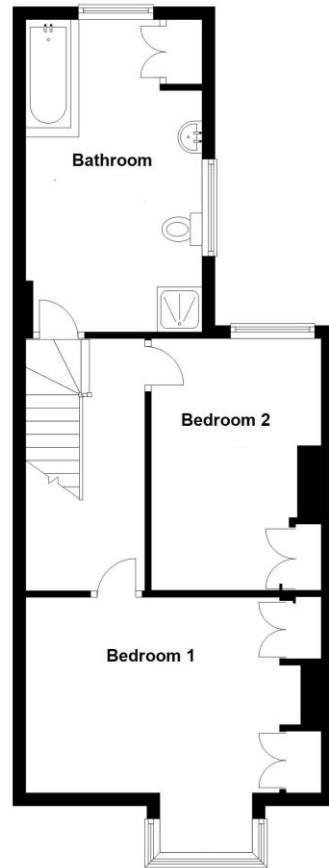
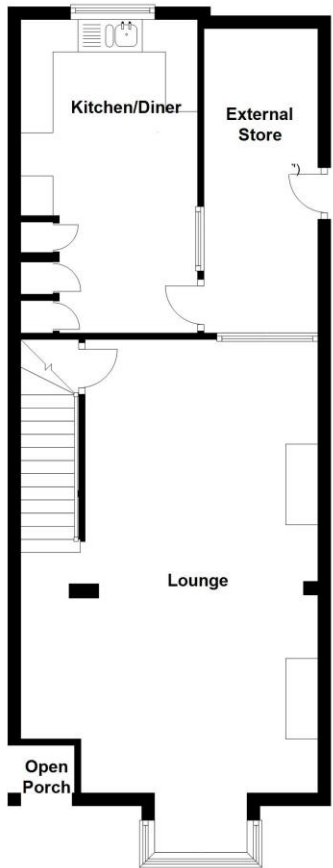
From our office turn left up the High Street and No.78 is along on the left hand side just before the Borough Arms pub.

- Entrance Area
- 26' Reception Room with two fireplaces
- Refitted Kitchen/Dining Room
- Side Store/Utility
- Three Bedrooms
- Spacious Bathroom with a Separate Shower
- Gas to Radiator Heating
- 120' Garden
- Detached Studio

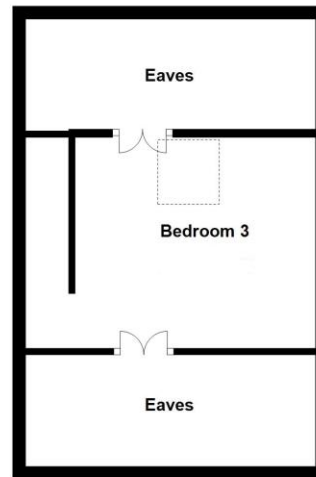


Ground Floor

First Floor



Second Floor



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

Porch

Door to:-

Entrance Area

Oak finish flooring. Radiator. Stairs to first floor.

Sitting Room

Overall 26' 3" (8m) max into bay x 11' 6" (3.51m) widening to 15' (4.57m) including hall. Brick fireplace with a tiled hearth and a Victorian style fire surround. Oak finish flooring. Radiator. Understairs cupboard. Double doors to:-

Kitchen/Dining Room

15' 11" (4.85m) x 9' (2.74m). Tastefully fitted with a range of 'blue' finish wall and base units with wooden work surfaces over, drawers and tiled surrounds. Pull-out larder cupboard and curved corner cupboard. Single drainer sink unit with a mixer tap. Oak finish flooring. Plumbing for automatic washing machine and gas cooker point with a stainless steel finish extractor over. Door to side store/utility area of approx. 15' 6" (4.72m) x 5' 6" (1.68m).

Staircase gives access to landing

Radiator. Built-in cupboard.

Bedroom 1

13' 9" (4.19m) max x 12' 11" (3.94m) max narrowing to 9' 11" (3.02m). Victorian style fireplace. Built-in cupboards. Radiator.

Bedroom 2

12' 10" (3.91m) max x 8' 8" (2.64m) max. Built-in cupboard. Radiator.

Bathroom

15' 10" (4.83m) x 8' 11" (2.72m). A white suite comprising bath with 'telephone' taps, wash hand basin and w.c. Separate shower enclosure. Heated towel rail. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

Second staircase gives access to

Bedroom 3

10' 11" (3.33m) x 10' 9" (3.28m). Eaves storage and fitted shelving. Radiator. Velux window.

Outside

There is an area of hardstanding with steps to a lawned garden with shrubs and mature trees, enclosed by walling and wood panel fencing. There is also a very useful studio of approx. 12' (3.66m) x 11' 4" (3.45m) narrowing to 8' 7" (2.62m) which has light and power and wood effect flooring. The garden is over 120' (36.58m) in length.

Please Note:

The neighbouring houses have a right of way over the property to the side and rear.

The photographs are from when the property was vacant.

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.



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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.

