



## 10 Morley Place

Hungerford, Berkshire, RG17 0HS

A well proportioned ground floor maisonette conveniently located for the town centre. The property is currently let on an Assured Shorthold Tenancy and is offered for sale to investors only (full details available on request).

£155,000

- Entrance Hall
- Sitting Room
- Inner Hall
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Residents Parking Area

### Description

The property has gas to radiator heating and includes a good sized sitting room, inner hall with storage and two well balanced bedrooms. There is a spacious kitchen and a bathroom. 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 left up the High Street, first left into Tarrants Hill and first left again into Morley Place. No.10 will be found straight ahead at the end.

### Entrance Hall

Built-in cupboards.

### Sitting Room

13' 9" (4.19m) x 11' 4" (3.45m). Wood effect flooring. Wall mounted electric heater. Radiator.

### Inner Hall

Built-in cupboard. Wood effect flooring.

### Kitchen

11' 1" (3.38m) x 7' 9" (2.36m). 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. Tiled floor. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Appliance space.

### Bedroom 1

14' 4" (4.37m) x 7' 4" (2.24m). Radiator.

### Bedroom 2

10' 8" (3.25m) x 8' 2" (2.49m). Radiator.

### Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Tiled floor. Extractor fan.

### Outside

There are communal gardens laid mainly to grass with a pathway to the front door. Residents parking area.

### Lease

To be confirmed.

### Ground Rent

To be confirmed.

### Maintenance Charge

To be confirmed.

### 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.

