



6 The Cuttings

High Street, Hungerford, Berkshire, RG17 0LU





The Cuttings

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£179,950

A nicely proportioned two bedroom maisonette situated in a convenient location in the heart of the town.

Description

The property has a private entrance, not communal, and this is a particular feature with storage, good natural light and a spacious feel. The accommodation includes an inner hall, a kitchen with wood finish units and an extremely spacious reception room. There are two good sized bedrooms and a bathroom in traditional white. Outside there is an allocated parking space.

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

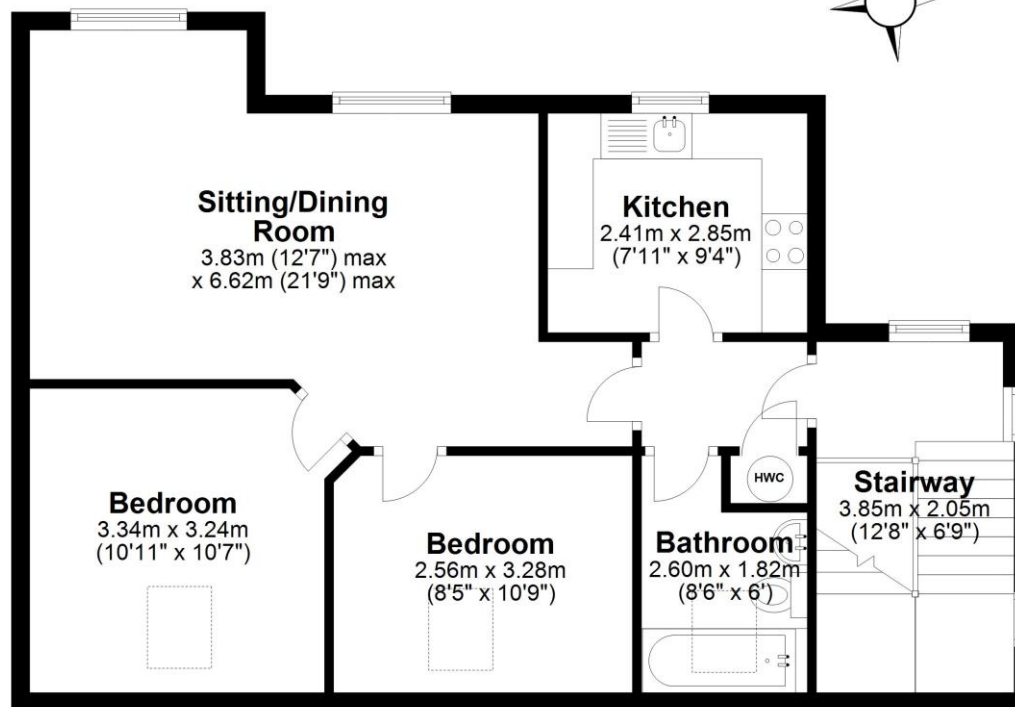
From our office turn right and walk down the High Street. Just before the railway bridge turn right into The Cuttings and No.6 will be found at the end on the right hand side.

- Entrance Hall
- Inner Hall
- Kitchen
- Sitting Room/Dining Room
- Two Bedrooms
- Bathroom
- Parking Space
- Extended Lease

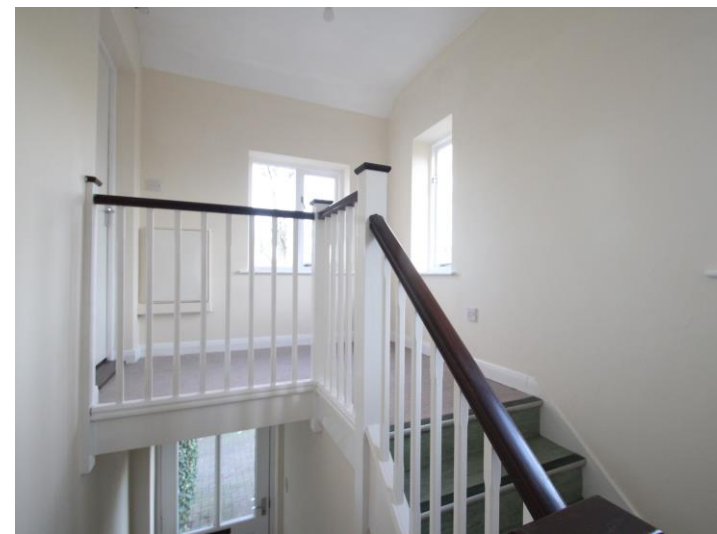


First Floor Flat

Approx. 64.7 sq. metres (696.6 sq. feet)



Total area: approx. 64.7 sq. metres (696.6 sq. feet)



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

Front Door to:-

Entrance Hall

Stairs to first floor landing. Door to flat.

Inner Hall

Night storage heater. Airing cupboard with hot water tank and immersion heater.

Kitchen

9' 4" (2.84m) x 8' 1" (2.46m). Fitted with a range of wood finish wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Electric cooker point. Appliance space.

Sitting Room/Dining Room

18' 3" (5.56m) max x 12' 9" (3.89m) max. Two night storage heaters. Secondary double glazing. TV aerial point. Telephone point.

Bedroom 1

10' 9" (3.28m) max x 10' 6" (3.2m) max. Electric panel heater. Velux window.

Bedroom 2

10' 7" (3.23m) x 8' 4" (2.54m). Electric panel heater. Velux window.

Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Tiled surrounds. Extractor fan. Electric shaver point. Electric panel heater. Velux window.

Outside

There is an allocated parking space and a bin store.

Lease

Approx 158 years remaining.

Ground Rent

N/A.

Maintenance Charge

Currently £88.70 per quarter.

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.

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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.

