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## Wisteria Cottage

21 Church Street, Hungerford, Berkshire, RG17 0JG

An individual Grade II listed character property situated in a central location within the town.

£185,000

- Sitting Room
- Kitchen
- Bedroom
- Shower Room
- Garden

110 High Street, Hungerford, Berkshire RG17 0NB  
Tel: 01488 685 353 Fax: 01488 680844

## Description

The property requires modernisation throughout but retains great character with exposed beams throughout and a fireplace. The accommodation includes a good sized sitting room and a kitchen from which the stairs lead. On the first floor there is a double bedroom and a spacious shower room. Outside there is a shared pathway to the cottage and a garden. The property also benefits from Commoners Rights.

## Commoners Rights

The property is one of a limited number to have fishing, shooting and grazing rights known as Commoners Rights. The fishing rights include 3 days per week of Hungerford Town Water (Rivers Kennet and Dunn) and grazing and shooting rights on the meadow land surrounding the town. There are qualifying conditions to be met in order to exercise these rights and further information is available from the office.

## 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 first left into Church Street. No.21 will be found along on the right hand side just before the junction with Church Way.



Door to:-

## Sitting Room

16' 10" (5.13m) x 12' 5" (3.78m). Fireplace with a woodburner. Night storage heater. Exposed beam. Fitted cupboards and shelving.

## Kitchen

12' 8" (3.86m) x 10' 9" (3.28m). With a range of wall and base units. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Understairs cupboard. Tiled floor.

## Staircase gives access to landing

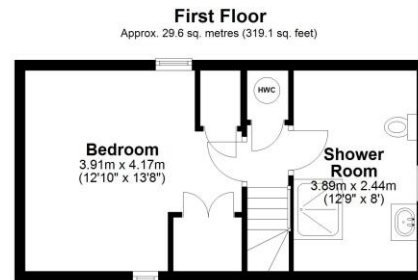
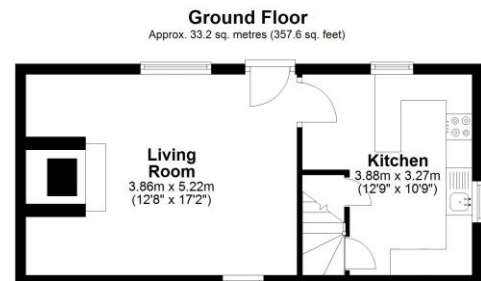
Exposed beam. Airing cupboard with hot water tank and immersion heater.

## Bedroom

13' 7" (4.14m) x 12' 9" (3.89m). Exposed beams. Night storage heater. Built-in wardrobe.

## Shower Room

With a shower tray, tiled surrounds and shower. Wash hand basin and w.c. Two heated towel rails.



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

## Outside

There is pathway to a privately owned garden.

## 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.