



1 BEARWATER

HUNGERFORD, BERKSHIRE, RG17 0NN

Russell Marshall
Estate Agents

1 Bearwater

Hungerford, Berkshire, RG17 0NN

A short walk to Hungerford Town Centre with Railway Links to London Paddington and the West Country

Approximately 3 miles to Junction 14 M4

Approximately 9 miles to Marlborough

- End of Terrace House
- Situated in an exclusive retirement complex for over 55's set in several acres of riverside grounds
- Entrance Hall
- Cloakroom/W.C.
- Living/Dining Room
- Superb Open Plan Kitchen
- Sun Room
- Two Double Bedrooms
- Study area on landing
- Modern re-fitted Shower Room
- Replacement Double Glazing
- Upgraded Electric Heating
- Neat Courtyard Garden
- Garage directly behind the house

Situation

The twenty-seven cottages and eight apartments at Bearwater were built in 1987. The properties are arranged around two garden courtyards, with a small lake and set in 5 acres of grounds on the banks of the River Dun. Bearwater has its own footpath with a bridge leading in to the centre of Hungerford. The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, post office, banks and doctors surgery. There is also a swimming pool, sports centre, tennis and a bowls club.

Guide Price £535,000
Leasehold





The Property

An immaculate end terrace house situated within the highly sought after Bearwater retirement complex.

Bearwater is an exclusive collection of houses and apartments set amongst several acres of picturesque riverside grounds yet conveniently placed within walking distance of the town centre.

No.1 Bearwater has been superbly modified and upgraded and offers well designed living accommodation arranged over two floors.

The front door opens into a generous sized hallway with stairs to the first floor, a door to the cloakroom/W.C. and a door into the main living area.

The bright and airy main living area leads round to the beautifully re-fitted open plan kitchen complete with integrated appliances and a door leading out to the rear terrace/courtyard garden.

An attractive sun room completes the ground floor.

Upstairs, the spacious landing doubles as a study area and leads to two comfortable bedrooms served by a high quality re-fitted shower room.

Replacement double glazing and modern upgraded electric heating give the house a warm and cosy feel.

Finally, there is a single garage situated just a few yards from the house.





Services

Mains Water
Mains Electricity
Service Charge £4,588 per annum

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