

A three-story red brick house with white window frames and balconies. The house features a gabled roof with a central dormer window. The ground floor has a central entrance with a small tiled awning. The first and second floors have multiple windows, some with balconies. The balconies are enclosed with black metal railings. The house is set against a clear blue sky.

17 Meadowview

Hungerford, Berkshire, RG17 0YV

marc allen



17 Meadowview

Hungerford, Berkshire, RG17 0YY

Guide £250,000

A smart first floor apartment that has been upgraded, redecorated and re carpeted in readiness for sale.

Description

The property has gas to radiator heating together with double glazing and the accommodation includes good hall space, a sitting room with doors to a balcony and a kitchen with integrated appliances. The main bedroom has fitted wardrobes and a generous shower room. The second bathroom has a Juliette balcony and there is also a full bathroom that includes a shower. Outside there is an allocated parking space, communal gardens, bin store and bike shed. NO ONWARD CHAIN.

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).

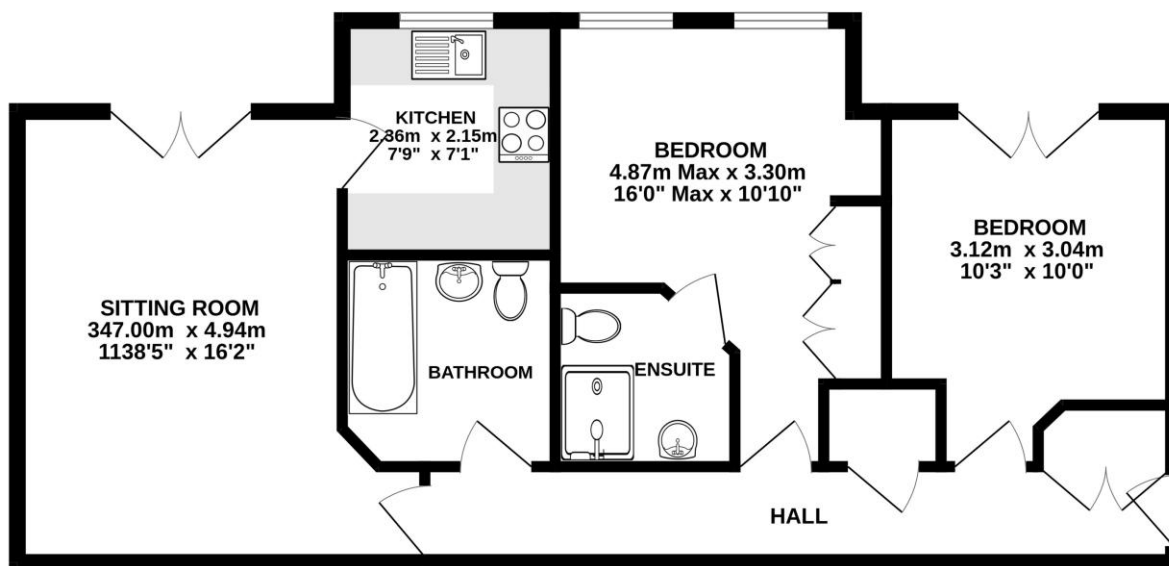
Directions

From our office, turn right down the High Street and right at the Bear Hotel. Take the first exit at the roundabout and then take the first left into Kennet Way and Meadowview will be found on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En Suite Shower Room
- Juliette Balcony
- Bathroom
- Communal Gardens
- NO ONWARD CHAIN



FIRST FLOOR 68.3 sq.m. (735 sq.ft.) approx.



17 MEADOW VIEW HUNGERFORD RG17 0YY
TOTAL FLOOR AREA : 68.3 sq.m. (735 sq.ft.) approx.



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

Communal door with telephone entry

Entrance Hall

Radiator. Built in cupboard. Airing cupboard housing hot water tank and immersion heater.

Sitting Room

French doors to balcony. Two radiators.

Kitchen

Fitted with a range of grey wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor over. Integrated fridge, freezer and washing machine. Low lever 'kick' heater. Gas fire boiler for domestic hot water and central heating.

Bedroom 1

Built in wardrobes. Radiator.

En Suite Shower Room

With a generous shower enclosure, wash hand basin and wc. Radiator. Tiled floor and surrounds. Extractor fan. Light with shaver point.

Bedroom 2

Juliette balcony. Radiator.

Bathroom

A white suite comprising panelled bath with a separate shower over and screen, wash hand basin and wc. Radiator. Tiled floor and surround. Extractor fan.

Outside

Communal gardens, bin store and bike shed. Allocated parking space.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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.

Lease

Approx 105 years remaining.

Service Charge

£2,484.00 per annum (£207.00 per month).

Ground Rent

£125.00 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

marc allen

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.