



5 Ramsbury Drive  
Hungerford, Berkshire, RG17 0SG

marc allen

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# 5 Ramsbury Drive

Hungerford, Berkshire, RG17 0SG

Guide £349,000

A beautifully finished modern three storey house with a conservatory, pleasantly situated at Chapel Rise.

## Description

The property has gas to radiator heating together with double glazing and includes a separate hall from which the stairs lead, a light coloured kitchen and a generous sitting room. Doors from the sitting room lead through into the conservatory and this is a valuable addition to the living space, with doors to the garden. On the first floor there are two bedrooms and a smart bathroom complete with a shower. A further staircase rises to the top floor where there is a bedroom with built-in storage and good natural light from a velux window. Outside there is an enclosed and two parking spaces.

## 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).

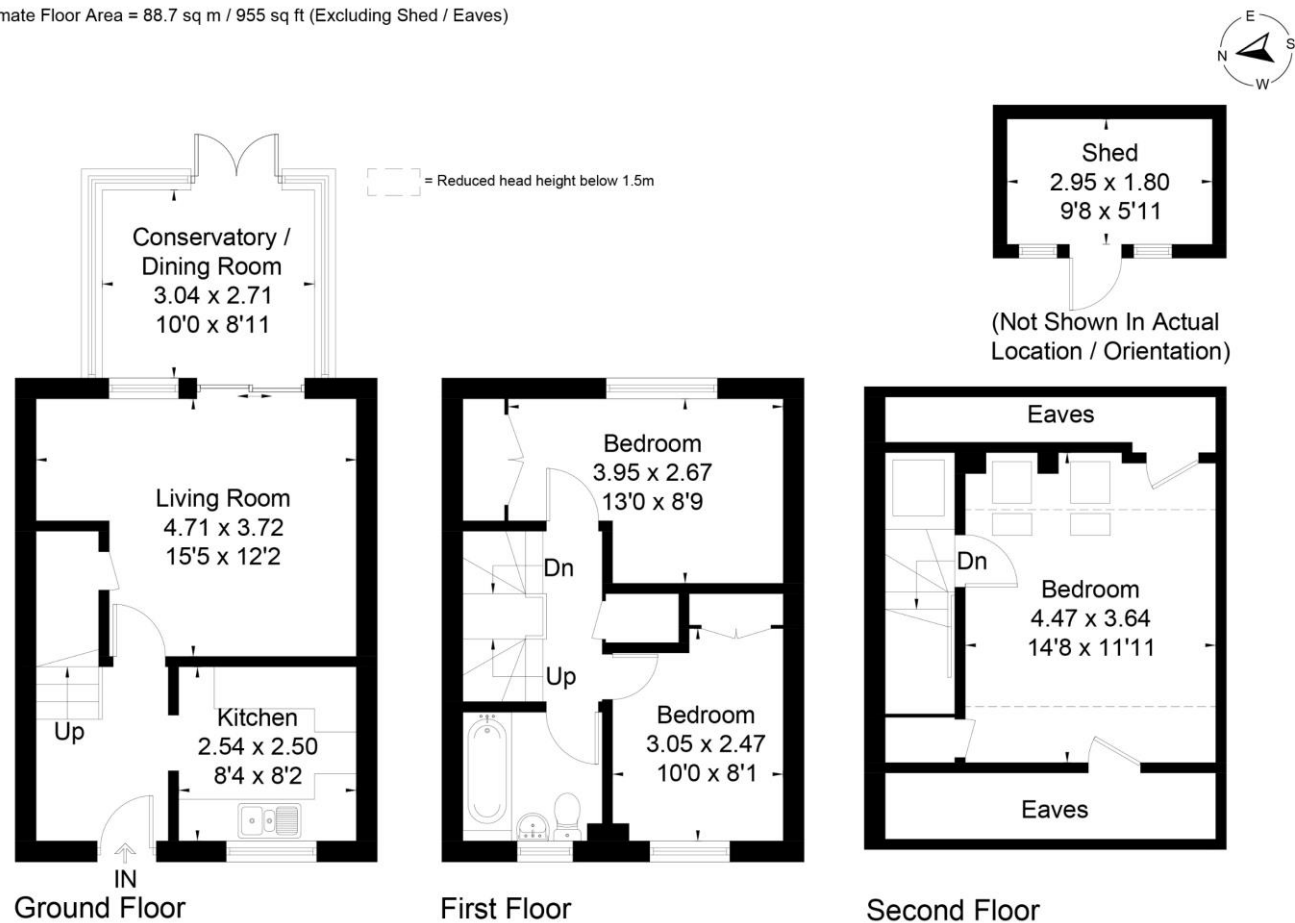
## Directions

From our office turn right down the High Street and first right into Park Street. Take the second right turn into Ramsbury Drive and No.5 will be found in the walkway on the left hand side.

- Entrance Porch
- Entrance Hall
- Kitchen
- Sitting Room
- Conservatory
- Three Bedrooms
- Bathroom with Shower
- Garden
- Two Parking Spaces
- Gas to Radiator
- Double Glazing



Approximate Floor Area = 88.7 sq m / 955 sq ft (Excluding Shed / Eaves)



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

### Porch

Outside light.

### Entrance Hall

Wood effect flooring. Radiator. Telephone point.

### Kitchen

Fitted with a range of light coloured wall and base storage units with drawers, work surfaces over and tiled surrounds. Wood effect flooring. Gas cooker point. Plumbing for automatic washing machine. Wall mounted gas fired boiler for domestic hot water and central heating.

### Sitting Room

Understairs cupboard. Two radiators. Doors to:-

### Conservatory

A brick and double glazed construction with a glass roof, doors to the garden and a tiled floor.

### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

### Bedroom 1

Built-in wardrobe. Radiator.

### Bedroom 2

Radiator.

### Bathroom

A smart white suite comprising panelled bath with a shower over and screen, wall-hung wash hand basin and w.c. Tiled surrounds. Radiator.

### Second staircase to:-

### Bedroom 3

Built-in cupboards. Radiator. Velux windows.

### At the front of the property is

A small area of garden and a pathway to the house.

### At the rear of the property is

A lawned garden with borders and a pathway to the house. Garden shed. The garden is enclosed by wood panel fencing with a gate to the rear. There is a parking space to the rear and one in the main car park.

### Service Charge

Although the property is freehold, there is a service charge which is currently £730.00 per annum.

### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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